

Estate &
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dwell

Leysholme View
Leeds
LS12 4HN
£240,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

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Property Details

- Three Bedroom Semi-Detached House
- Modern Bathroom and Kitchen
- Substantial South Facing Rear Garden
- Close to Park and Local Amenties
- Private Driveway
- Excellent Transport Links
- Quiet Residential Cul-de-sac
- Scope for Further Development STP
- Family Friendly Neighbourhood
- Detached Garage

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Property Description

Situated at the top of a quiet cul-de-sac in a family friendly neighbourhood, close to the park and with excellent commuting links to Leeds City Centre and the motorway network; this nicely presented, three-bedroom semi-detached home is absolutely ideal for a young family. The property benefits from a very large SOUTH FACING rear garden with a DETACHED GARAGE to the side and PRIVATE DRIVEWAY to the front. There is also excellent scope for further development and extension to the side or rear (STP).

To the ground floor can be found an entrance way with carpeted stairs rising to the first-floor landing, a lovely living room with large, double-glazed window overlooking the front elevation. The living room provides access to the kitchen/dining area leading out to the substantial rear garden through patio doors. The kitchen/dining area features an integral understairs utility cupboard, a selection of attractive white gloss wall and base units incorporating an electric oven with gas hob and overhead extractor, a stainless-steel sink/drainers, plus space and plumbing for a washing machine, American style fridge/freezer and dining table.

To the first floor can be found three bedrooms, 2 double and one single, plus a tiled family bathroom comprising a bath with overhead shower and glass splash screen, wash hand basin with surrounding storage unit, plus a WC. The master, third bedroom and second double bedroom overlook the front, side and rear elevations - respectively.

Externally, to the rear (and most certainly this property's stand out feature), is an extremely generous, fully enclosed garden. The garden is mainly laid to lawn with a large patio area adjacent to the kitchen which enjoys the sun most of the day and houses a timber storage shed. There is a detached garage with both 'up and over' and side access door, offering additional storage or the option of conversion into a home office if required. The paved patio runs to the side of the property where a secure timber gate opens onto the front driveway - offering parking for up to three cars.

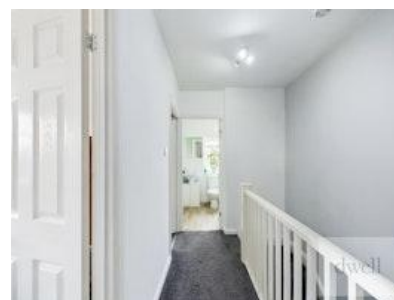
Gallery



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Area Description and Map

Area Description

The property is within a short walk of Western Flatts Park, hosting a children's playground, bowling green, tennis courts and extensive parkland to play with the kids or enjoy dog walks. Also within a few minutes walk is nearby Wortley, offering a variety of amenities. Nearby bus routes allow for easy reach of Leeds City Centre, the Ring Road and motorway networks.

There are a number of reputable local schools within easy reach, including 5 Lanes Primary being a short walk away. Secondary education is available at Dixons Unity Academy or Farnley Academy – now rated one of the best secondary schools in the country!



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Floor Plan

Floor Plan - Total floor area 62.63 m2

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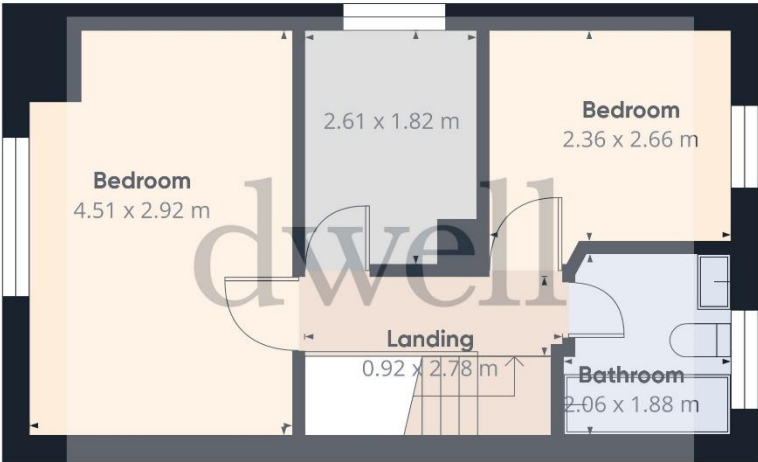
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
62.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

D