

Estate &
Letting Agents

dwell

Church Wood Avenue
Far Headingley, Leeds
LS16 5LF
£570,000

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0113 246 4860

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

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Property Details

- Beautiful Four Bedroom 1920's Detached Family Home
- EPC - C
- Sought After Road in Far Headingley
- Catchment Area for Reputable Schools
- Vacant Possession & No Onward Chain
- Walking Distance of Beckett Park and Meanwood Parks
- Three Reception Areas including Side Extension
- South Facing Rear Garden
- Private Driveway with EV Charging
- Period Features Throughout

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Property Description

A rare opportunity to purchase a BEAUTIFUL four bedroom detached 1920's family home with THREE RECEPTION ROOMS, situated on one of Far Headingley's most sought-after roads, within catchment of reputable schools. This property is sold with vacant possession and is CHAIN FREE. Set back from the road by a private driveway including an EV charging point, the property includes a lovely, fully enclosed and SOUTH FACING rear garden which can be accessed directly from the kitchen.

Ground Floor: A large ENTRANCE PORCH opens onto an impressive and wonderfully spacious RECEPTION HALLWAY featuring tiled flooring, original panelling, plate racks and 1920's style internal doors opening into the adjoining rooms. The hallway includes an understairs WC and an additional seating area/boot room to the front with feature, stain glass windows. A carpeted staircase with balustrade rises to the first-floor landing. Internal accommodation comprises a spacious LIVING ROOM featuring a fabulous original fireplace with ornate surround and working gas fire, large, double-glazed windows with 1920's stain glass detail offering dual aspect views to the front and side of the property, an original ceiling rose plus plate racks and architraves. To the rear aspect, the KITCHEN is equipped with integrated appliances including a dishwasher, 5-ring gas hob, an electric oven and a microwave. There is space and plumbing for a washing machine and tumble dryer, plus space for a double fridge/freezer. Adjoining the kitchen is an OPEN PLAN SIDE EXTENSION where sky lights flood the space with natural light. This space is ideal as a dining area/family room. To the opposite side of the kitchen, French doors open directly onto a rear deck and south facing garden. Adjacent is a utility cupboard currently fitted with a WORKING LIFT (which has building control sign off) and open doorway leading through to another RECEPTION ROOM, featuring exposed ceiling beams and an original, glass panelled internal door offering direct access back onto the reception hallway.

First Floor: On the first floor, a generous landing space leads to four bedrooms and a family BATHROOM. The bathroom incorporates a fitted bath and separate shower cubicle, plus a WC, fitted storage unit incorporating a wash hand basin. There is a lovely feature porthole window, and additional, frosted stain glass window offering ample natural light and dual aspect views. There are two VERY LARGE double bedrooms plus an ADDITIONAL DOUBLE and ONE SINGLE bedroom which would be ideal for use as an office, dressing room or nursery. Three bedrooms are fully carpeted, with bedrooms 1 and 2 including a feature fireplaces. All bedrooms incorporate decorate stain glass windows with bedroom 3 offers lift access from the ground floor and bedroom 1 including traditional wood flooring, a fitted wardrobe/cupboard and access to the loft via a pull-down ladder.

Exterior: Set over a generous plot, the front of the property comprises a driveway with private parking and EV charging point. It is bordered by well-established trees and shrubs allowing the property to feel private and enclosed. To the rear is a generously proportioned, south facing garden bordered by flower beds and mature shrubs. A raised deck accessed via French doors from the kitchen, overlooks a central lawn and offers ample space for outdoor seating.

Gallery

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Area Description and Map

Area Description

Far Headingley itself is a much sought after leafy, residential suburb of Leeds situated approximately 3 miles from the city centre. Popular amongst families and professionals alike - one of its draws is its close proximity to Beckett Park and Meanwood Park, selection of trendy independent shops, bars and eateries, and easy access of both the city centre and the outer ring road, offering direct access to Harrogate, Wetherby and other adjoining areas. Also close by is the Meanwood Valley Trail, Woodhouse Ridge and Headingley & Meanwood centres.



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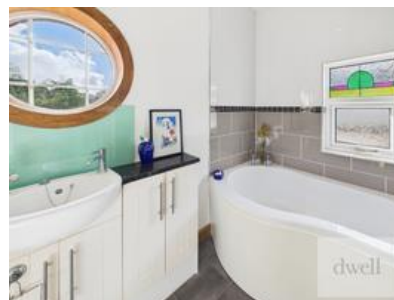
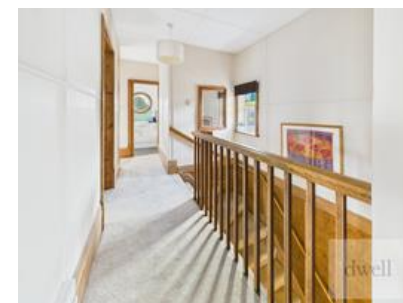
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Floor Plan

Floor Plan - Total floor area 138.38



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

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