

Estate &
Letting Agents

dwell

Morris View
Kirkstall, Leeds
LS5 3EY
£250,000

3  1  1 



0113 246 4860

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

info@dwell-leeds.com
www.dwell-leeds.com

dwell

Property Details & Area Map

- Beautifully Renovated Three Bedroom Terrace
- Front Courtyard Garden
- Superb Kirkstall Location
- Stunning Kitchen and Bathroom
- Immaculately Presented Throughout
- Basement with Utility and Storage
- On Street Parking
- Council Tax Band A
- Chain Free

0113 246 4860

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

info@dwel-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Property Description

Situated at the heart of Kirkstall, just a stones throw from Kirkstall Abbey, within walking distance of the local train station and easy access of transport links to Leeds centre - this STUNNING three-bedroom Victorian terrace is offered CHAIN FREE. This stand out property commands an elevated position on a quiet no through road, and has been BEAUTIFULLY RENOVATED top to bottom, to an exceptional standard. Set over four floors including a sizeable STORAGE SPACE with a UTILITY AREA in addition to a separate STORAGE ROOM within the basement, it includes an open plan LIVING/DINING ROOM with adjoining KITCHEN, THREE BEDROOMS, a beautifully renovated FAMILY BATHROOM plus a handy alcove on the top floor landing - ideal for a small desk or dressing table.

INTERIOR

Accessed via a charming courtyard garden to the front, steps rise to an elevated front door, opening onto the main living space which has been laid to a high-quality wood laminate flooring. Most certainly a standout feature of this room is the stunning bay window overlooking the front courtyard, flooding the room with natural light and an ideal space for a dining table to take pride of place - zoning the room and allowing each area to feel purposeful and separate. The newly installed kitchen has been thoughtfully laid out to one side of the living area, maximising cooking and entertaining space, and incorporating a breakfast peninsular with stool seating, zoned by a beautiful, bespoke pendant light fitting overhead. The kitchen includes a variety of attractive wall and base units set above and below high quality, marble effect worktops, incorporating an integrated electric oven with gas hob and extractor, dishwasher, undercounter fridge, a separate freezer and stainless-steel sink/drainers with chrome mixer tap. An internal door and staircase from the rear of the kitchen, leads down to a utility space within the basement - where natural light is allowed by a large, double-glazed window. To one side of the basement is a separate storage room. To the first floor can be found a generous, fully carpeted double bedroom overlooking the front of the property through a large, double-glazed window. Adjacent, is a stunning family bathroom comprising a fitted bath, separate corner shower cubicle with feature brushed gold rainfall shower, WC and wash hand basin with bespoke storage surround and a wall mounted mirror above - all with complimentary brushed gold fixtures and fittings, really adding to the bathrooms luxurious feel. On the second floor can be found two further bedrooms - 1 double and 1 single box room, both carpeted and both benefitting from a large dormer window overlooking the front of the property and creating lots of natural light. Within the second-floor landing is a handy alcove which would fit a small desk or dressing table, offering further, usable space.

EXTERIOR

To the front of the property is a pretty and generously proportioned courtyard garden which is mainly laid to gravel. The courtyard offers ample space for an outdoor dining set and BBQ - ideal for entertaining friends and family. The garden is currently bordered by a low stone wall to the front and low timber fences to each side but could easily be made more private by the inclusion of a taller fence or shrub border. There is ample on street parking to the front of the property.

Gallery

0113 246 4860

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

info@dwel-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwel



Additional Information, Area Description and Map



0113 246 4860

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

info@dwel-leeds.com
www.dwel-leeds.com

Estate &
Letting Agents

dwel

Additional Information and Area Description

ADDITIONAL INFORMATION

This property has undergone substantial renovation work throughout to include... A new roof to the dormer and bay window: A full rewire and new consumer unit: New kitchen and bathroom: Brand new joinery throughout with new doors, skirtings, architrave and ironmongery: Brand new Magnet kitchen, with new appliances including a slimline dishwasher, oven, hob and extractor with 2 year warranty: New flooring throughout: Upgraded insulation to roof and attic.

All work has been done to building regulations with various guarantees and warranties in place - please ask agent for more information.

Option for buyer to purchase the furniture at a discounted price - please ask agent for more information.

EPC - D. Council Tax Band - A

LOCATION

The property has great kerb appeal and very pretty outlook, with ample on street parking to the front. Tucked away and set up from Abbey Road, it is situated within a quiet residential area but remains close to a host of local amenities.

Nearby Kirkstall Road offers direct access into the city centre, with the A65 connecting to major links and the motorway network. There are multiple public transport links to Leeds centre and surrounding suburbs including multiple bus stops and the Kirkstall Forge train station also within walking distance. Also within just a short drive is the outer ring road offering access to surrounding areas including Bramhope, Pool, Harrogate, Wetherby and York.

Local amenities and days out include Kirkstall Retail Park, the famous Kirkstall Abbey and Abbey Museum, and numerous open green spaces and parks to explore and enjoy. Within 5 minutes' drive is neighbouring Horsforth, offering an alternative selection of shops and cafes on New Road Side and within its town centre. A little further north is the Leeds/Bradford airport (around a 15 - 20-minute drive). Further up Kirkstall Road you can find Cardigan Fields Leisure Park with a wide selection of leisure facilities including gym, bowling alley, cinema, and various restaurants. Vibrant Headingley is just a stroll away, and boasts a number of trendy bars, eateries, independent shops and of course the Leeds Beckett University. There are also several well-regarded primary and secondary schools nearby.

Gallery



0113 246 4860

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

info@dwel-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell



Floor Plan

0113 246 4860

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

info@dwel-lead.com
www.dwel-lead.com

Estate &
Letting Agents

dwel

Floor Plan - Total floor area 80.54 m2



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

D