

Estate &
Letting Agents

dwell

Lydgate
Leeds
LS9 7JJ
£190,000



0113 246 4860

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

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Property Details

- Beautifully Presented Two Bedroom End of Terrace
- Private Parking for Two Cars
- Open-Plan Living Dining
- EPC - C
- Close to St James' Hospital and City Centre
- Modern Kitchen and Bathroom
- Quiet Residential Cul-de-sac
- Beautifully Decorated Throughout
- Glorious South Facing Rear Garden
- Excellent Transport Links

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Property Description

This BEAUTIFULLY PRESENTED two double bedroom end of terrace property is situated in a leafy, residential cul-de-sac, perfectly located CLOSE TO ST JAMES' HOSPITAL and within easy access of Leeds City Centre. This superb property benefits from PRIVATE PARKING for two cars to the rear, a GENEROUS, SOUTH FACING GARDEN, plus OPEN PLAN LIVING/DINING.

Interior

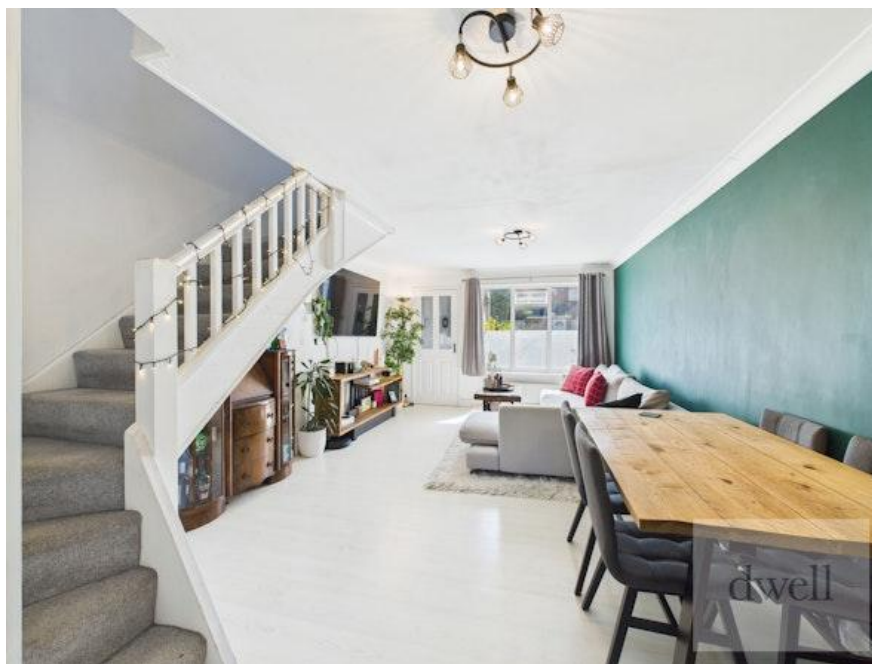
The property's main point of access is through a front door, opening onto an entrance porch with space for storing coats and shoes. An internal door from here leads into a fabulous and surprising spacious open-plan living dining room, flooded with natural light from both a large, double-glazed window overlooking the front garden, and a window from the adjacent kitchen offering dual aspect views to the front and rear. The living room has been successfully zoned to create clear living and dining areas, whilst carpeted stairs to one side of the room rise to the first-floor landing. The adjacent, modern fitted kitchen includes an integrated electric oven and grill, an electric hob with overhead extractor, a sink drainer with swan neck mixer tap, a standalone fridge, plus space and plumbing for a washing machine and dishwasher. The kitchen also benefits from decorative glass panelled folding doors which when open, allow for completely open plan living with the living dining area - ideal for socialising or can just as easily be closed to section off the areas if desired. An external door to the rear of the kitchen provides access to a raised deck with seating and offers access to the beautiful, south facing garden and rear parking area.

To the first floor, a carpeted landing leads to two double bedrooms and the shower room comprising a shower cubicle, wash hand basin with fitted storage, an illuminated wall mounted mirror, WC and wall mounted radiator. Both bedrooms and beautifully presented and comfortably accommodate double beds, with bedroom 1 enjoying views out to the rear garden.

Exterior

Most certainly one of this property's stand out features - the enclosed, south facing garden is accessed either via a secure side gate from the front, a gate from the rear also allowing direct access to the private parking area, or through an external door from the kitchen. The garden has been sectioned to include a section of lawn with steps up to a fantastic, sheltered deck. There are gravel seating areas, various flower beds housing a selection of mature shrubs and trees a wooder pergola ideal for climbing plants, and a timber storage shed. To the front can be found a next stretch of front lawn plus the option of additional permit parking if required.

Gallery



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Property Details & Area Map

Area Description

Lydgate itself is a peaceful and enclosed residential cul-de-sac situated in LS9, highly popular among professionals and young families due to its close proximity to St James' Hospital and direct links to the city centre and main commuting links, boasting excellent transport links to Leeds city centre and the East Leeds Orbital Route, making it ideal for commuters.

The property is also situated within walking distance of the local high school and easy reach of numerous primary schools and nurseries with various local parks and amenities nearby.



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Floor Plan

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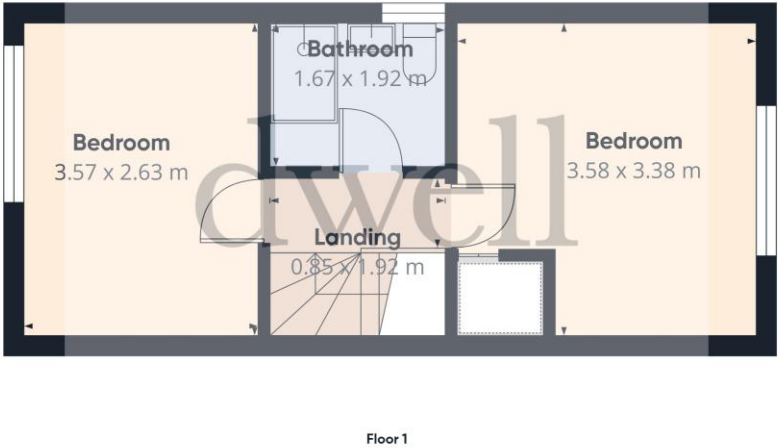
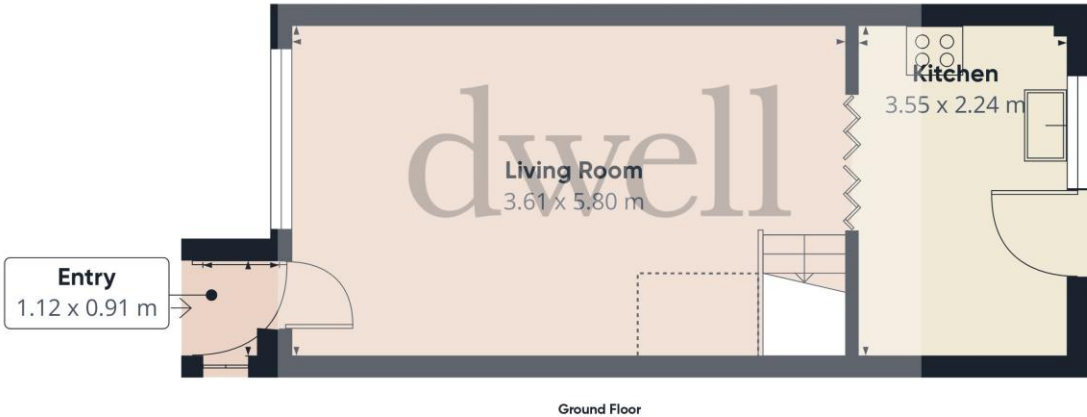
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Floor Plan - Total floor area 56.4



Approximate total area^m
56.4 m²
Reduced headroom
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

C