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Green Hill Lane
Leeds
LS12 4HA
£390,000

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

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Property Details

- Semi-Detached House with Self Contained 1 Bedroom Flat
- Detached Garage Ideal for Conversion STP
- Beautifully Presented
- Beautiful Garden
- Multiple Reception Rooms
- Large Private Driveway
- Prime Location
- Modern Kitchen with Dining Area
- Views of Western Flatts Park
- EPC Coming Soon

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Property Description

Commanding an elevated position with lovely views out to Western Flatts Park - situated directly opposite; this spacious and beautifully presented family home comprises a large three-bedroom semi-detached house with multiple reception rooms and a kitchen diner, plus a self-contained one-bedroom flat above. Ideal for multigeneration living, those looking for the option of running a business from home or generating additional income from the self-contained, one-bedroom top floor flat within the converted loft space; the property enjoys a pretty frontal aspect with a well maintained gardens and a large private driveway spanning the full length of the house, leading to a substantial and beautifully kept rear garden with a detached garage.

INTERIOR

Ground Floor: The front door opens onto a spacious ENTRANCE HALLWAY which - incorporating a DOWNSTAIRS WC and large understairs storage cupboard - provides access to the downstairs rooms. To the ground floor can be found a generous and beautifully presented LIVING ROOM with large bay window and feature fireplace to the front, and a DINING ROOM to the rear, laid to wood laminate flooring, boasting a beautiful fireplace with decorative tiled hearth and French doors opening directly onto a lovely patio seating area, enjoying views out to the rest of the garden. Adjacent is a modern KITCHEN/DINING ROOM fitted with a selection of high-quality wall and base units incorporating an integrated dishwasher, electric oven and grill, a four-ring electric hob and a composite sink/drain. There is a bespoke space accommodating a large American style fridge/freezer whilst the room also enjoys dual aspect views to the sounding garden and ample space for a dining table and chairs. An external door to the side of the kitchen provides direct access to the rear garden.

First Floor: Carpeted stairs from the entrance hallway rise to a SPACIOUS LANDING incorporating an integral airing cupboard and ample space for a desk or study area if required. The landing provides access to TWO LARGE DOUBLE BEDROOMS overlooking the front and rear of the property respectively- the front bedroom with generous amounts of fitted storage, and the second with integrated storage currently separated by a curtain. There is a third SINGLE BEDROOM currently set up as a dressing room with beautiful views out to the park opposite through a bay window with window seat. To the opposite side of the landing is a FAMILY BATHROOM comprising a jacuzzi bath with overhead shower, wash hand basin within fitted storage units, plus a vanity area within additional fitted storage.

Second Floor (1 BEDROOM APARTMENT): A further staircase rises to the first-floor apartment comprising a kitchenette with composite sink and integrated fridge, and an adjacent, spacious seating/dining area overlooking the park through a large window flooding the space with an abundance of natural light throughout. To one side of the central living space can be found a bedroom - currently used as a study, and to the other - a generous shower room with shower, fitted storage, a WC and pedestal hand wash basin.

Throughout the main property are a number of charming character features including the original, working, wall mounted brass switch board controlling the downstairs lights, in addition to ceiling cornicing and feature fireplaces.

Gallery

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Exterior and Area Description



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Exterior and Area Description

EXTERIOR

To the front of the property is an elevated lawn bordered by a stepped brick wall, surrounded by flower beds accommodating a selection of mature shrubs and trees. Steps from the garden rise to the front door. A large, paved driveway to the right-hand side extends the full length of the property to a DETACHED GARAGE at the rear, offering scope for conversion into a home office, sunroom or additional accommodation if required (STP).

The rear garden has been beautifully landscaped to include a secluded seating area accessed via a wooden archway adorned with a selection of climbing plants. The rear garden also features a well-maintained lawn surrounded by a selection of lovely trees, shrubs and flowers. There is a paved patio area with canopy offering further seating, which can be accessed directly from the dining room.

LOCATION

The property enjoys an elevated position on Green Hill Lane, located directly opposite 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.

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Floor Plan

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Floor Plan - Total floor area 161.2



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

Coming
Soon