

Estate &  
Letting Agents

dwell

Lilac Avenue  
Leeds  
LS14 6YN  
£325,000

4  2  1 



**0113 246 4860**

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

[info@dwell-leeds.com](mailto:info@dwell-leeds.com)  
[www.dwell-leeds.com](http://www.dwell-leeds.com)

dwell

# Property Details

- **Immaculately Presented Semi-Detached Family Home**
- **Master Bedroom with Ensuite**
- **Four Double Bedrooms**
- **Solar PV Panels**
- **Kitchen/Diner**
- **Private Garage**
- **Large Reception Room**
- **Private Parking Space**
- **Generous, Enclosed, South Facing Rear Garden**
- **EPC A**

**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

This EXCEPTIONALLY WELL-PRESENTED semi-detached family home benefits from a SPACIOUS KITCHEN/DINER, a generous SOUTH FACING garden, FOUR DOUBLE BEDROOMS - the master with ENSUITE, SOLAR PV PANELS, in addition to a PRIVATE GARAGE with ALLOCATED PARKING SPACE. Situated in an exclusive, new build residential estate, within easy access of the A64 outer ring road - this property is offered CHAIN FREE. Viewing is a must to appreciate all it has to offer!

### INTERIOR

A pretty frontal aspect with sheltered entrance door opens onto a spacious RECEPTION HALLWAY incorporating a handy DOWNSTAIRS WC and ample room for storing shoes and coats. The hallway leads to a modern KITCHEN/DINER fitted with a selection of attractive wall and base units set above and below rolled laminate worktops, incorporating an electric oven, electric hob with overhead extractor and a stainless-steel sink drainer with statement swan neck mixer tap in black. Laid to tile flooring, there is also an integrated dishwasher, fridge freezer and under unit space and plumbing for a washing machine. To the rear of the kitchen is a designated dining space - ideal for busy families. To the rear of the entrance hallway can be accessed the beautifully light and spacious LIVING ROOM. Laid to wood laminate floor, the living room offers direct access to the south facing rear garden through patio doors opening onto a paved patio area.

### First Floor

Carpeted stairs from the ground floor rise to the first-floor landing incorporating an integral airing cupboard housing the property's water tank, and leading to TWO DOUBLE BEDROOMS, currently used as a home gym and office, facing the front and rear of the property respectively. There is a spacious FAMILY BATHROOM off the first floor which comprises a bath with overhead shower, WC, and pedestal wash hand basin.

### Second Floor

A further carpeted staircase rises to the second floor where can be found two further DOUBLE BEDROOMS - the master with a modern ensuite including a large shower cubicle, WC and pedestal wash hand basin with mirrored storage cabinet above. The rear bedroom is currently set up a charming children's nursery. All bedrooms within the property are large doubles and enjoy an abundance of natural light.

### EXTERIOR

Accessed either via a secure gate to the side of the property or through patio doors off the living room, the large south facing garden is set over two levels. There is an elevated patio seating area - ideal for entertaining family and friends, with paved steps to one side which descend to a generous lawn - perfect for a growing family. The garden is secured and enclosed by a timber fence and does not feel overlooked by neighbouring properties. Separate from the property and situated just to the rear, is a OPRIVATE GARAGE with ALLOCATED PARKING for one vehicle. Additional permit parking is available.



## 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

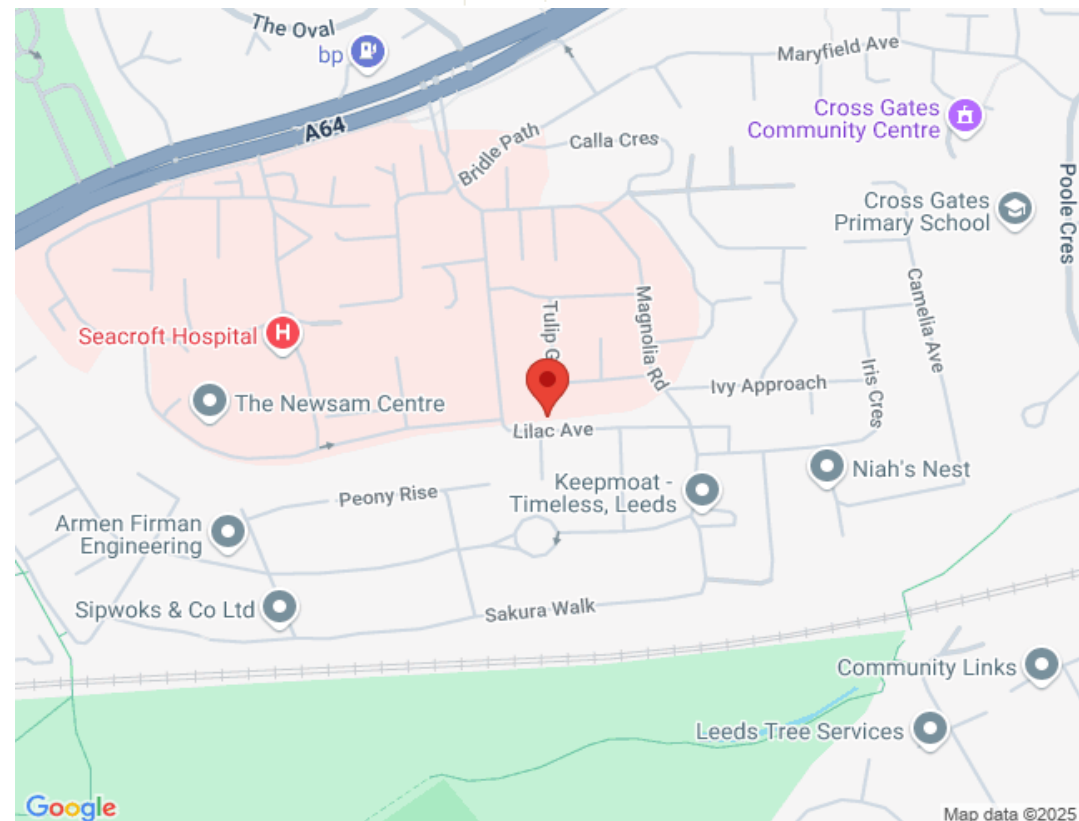


## Area Description and Map

### Area Description

The property is situated in LS14 to the East of Leeds City Centre and is part of a prestigious collection of newly built homes. Within easy reach of a wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars, and the local Railway Station, Lilac Avenue also benefits from being within easy reach of convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route.

The estate itself is conveniently positioned, quiet, family friendly and beautifully maintained. Locally there is also JD gym, a veterinary surgery, Ninja Warriors UK and a selection of schools and nurseries.



0113 246 4860

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

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

Estate &  
Letting Agents

dwell

## Gallery

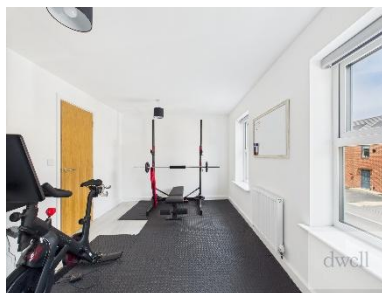
0113 246 4860

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.dwell-lead.com

Estate &  
Letting Agents

dwell

## Floor Plan - Total floor area 123.7



**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

A