

Estate &
Letting Agents

dwell

Hollin Lane
Leeds
LS16 5LZ
£215,000



0113 246 4860

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

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

Property Details

- Beautiful Two Bedroom Apartment
- Accessed from the Ground Floor
- Highly Sought After Residential Street
- Excellent Transport Links
- Open Plan Kitchen/Living Area
- Easy Access to the City Centre
- Modern Bathroom and Kitchen
- Allocated Bike Shed
- High Ceilings and Large Windows
- Private Outside Space

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Property Description

Commanding an elevated position on a highly sought after residential street in Far Headingley, this beautiful 2-bedroom apartment set over two floors, is accessed from the ground floor of an impressive heritage building within a short walk of the beautiful Meanwood Park and The Hollies.

With the added benefit of an allocated, secure bike shed and private outdoor space adjacent to the lower floor set within beautifully maintained communal grounds; the property is also within easy access of various transport links offering direct access to the city centre and surrounding areas. Far Headingley itself offers a host of independent bars, shops and delis, whilst Headingley's vibrant cosmopolitan centre hosts various restaurants, cafes and leisure facilities. Nearby Otley Rd provides connections to the outer ring road and neighboring towns including Wetherby, Harrogate and York, whilst also giving direct access to Leeds city centre.

INTERIOR

Enjoying a private approach within mature, leafy grounds, the property itself is accessed via a shared entrance door off the ground floor, leading directly to its private front door opening onto a welcoming, carpeted entrance hallway. The entrance hallway features a entry phone system in addition to central controls for the electric space and water heating. From here a carpeted staircase descends to two double bedrooms on the lower ground floor, whilst directly ahead is a modern, fully tiled BATHROOM equipped with a bath and overhead rainfall shower, a sink and WC set within a bespoke storage surround, plus a heated towel radiator. Adjacent is an impressively spacious and light, open plan KITCHEN/LIVING ROOM laid to engineered wood flooring with two double height windows allowing for an abundance of natural light. To one side is an attractive KITCHEN which has been fitted with a selection of shaker style wall and base units incorporating an electric oven with electric hob and overhead extractor, a stainless-steel sink, plus an integrated, washing machine, dishwasher and fridge/freezer.

Off the lower ground floor can be found TWO carpeted DOUBLE BEDROOMS both featuring fitted wardrobes and large windows. Adjacent to both bedrooms is a stretch of PRIVATE OUTDOOR SPACE - ideal for potted plants or decorative furniture.

EXTERIOR

The building itself is set within beautifully maintained grounds and accessed via steps and a paved pathway leading to the property from street level. There is a stretch of green lawn surrounded by mature shrubs and trees. To the rear can be found an allocated bike shed and a rear access route.

Gallery

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Area Map

Leasehold Information

Remaining Lease Length - 141 years : Ground Rent (per annum) - £299 : Service charge (per annum) - £1825



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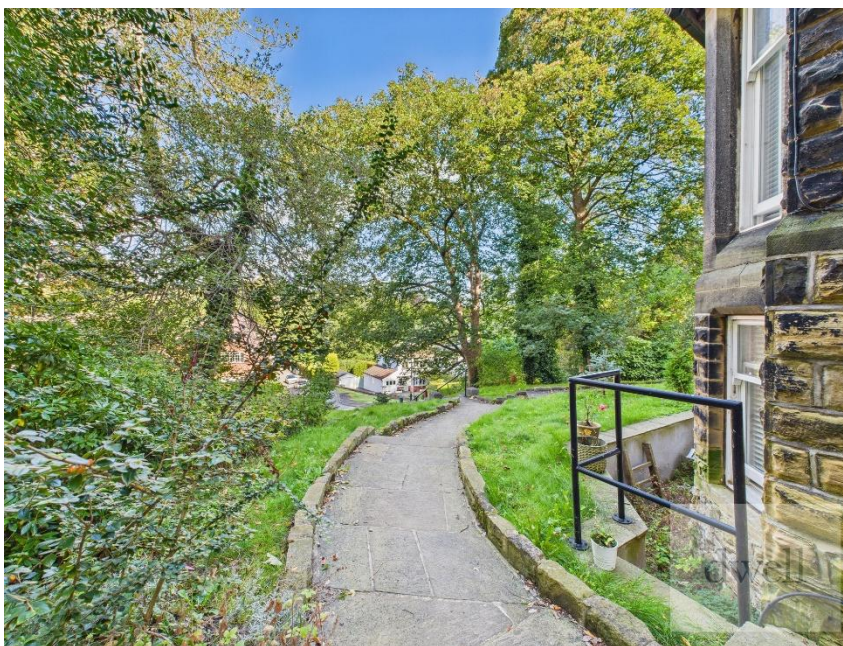
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Floor Plans

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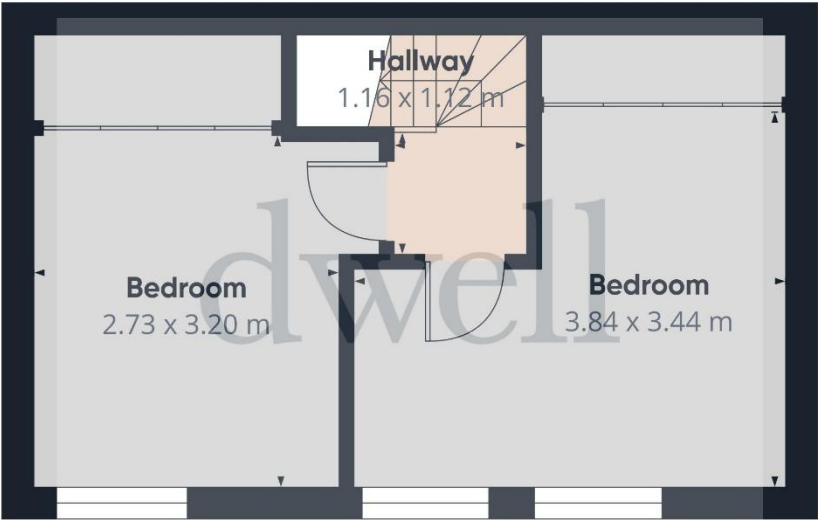
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Floor Plan - Total floor area 68



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
52.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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