

Estate &
Letting Agents

dwell

Lyme Chase
Leeds
LS146XQ
£259,000



0113 246 4860

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

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Property Details

- **Immaculately Presented Two Bedroom Bungalow**
- **Detached Garage**
- **Substantial Loft Space - Ideal for Conversion**
- **Sought After Residential Area**
- **Large Private Driveway**
- **Easy Access of Local Amenities**
- **Modern Kitchen and Bathroom**
- **Good Transport Links to City Centre**
- **Enclosed, Low Maintenance Rear Garden**
- **EPC Coming Soon**

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Property Description

An immaculately presented two-bedroom semi-detached bungalow with HUGE ATTIC SPACE -ready for conversion STP, a generous PRIVATE DRIVEWAY with parking for three- four cars, a DETACHED GARAGE and a low maintenance rear garden, situated in a highly popular residential cul-de-sac to the East of Leeds City Centre. The property has been beautifully refurbished to include a modern kitchen and bathroom, a new roof plus landscaped front and rear gardens.

INTERIOR

Ground Floor

Briefly comprising an entrance hallway, kitchen, reception room, bathroom and two double bedrooms; this property also benefits from a huge attic space which spans the full footprint of the property and is ideal for conversion into further bedroom space (STP). A private front door opens onto a ENTRANCE HALLWAY which offers ample space for storing coats and shoes and leads to the KITCHEN , comprising a selection of attractive gloss wall and base units set above and below quality laminate work surfaces, incorporating a composite sink/drainers with swan mixer tap, an electric oven with overhead extractor and gas hob, space for a fridge/freezer plus space and plumbing for a washing machine. An external door from the kitchen opens directly onto the side of the property. The adjacent, fully carpeted LIVING ROOM is beautifully presented, including a large bay window overlooking the front elevation and a feature fireplace with illuminated mantel. There is ample space for a dining table if required. From the living room, an internal door leads through to the carpeted rear hallway incorporating two integral storage cupboards. The hallway leads to a modern and fully tiled BATHROOM featuring an L shaped bath with overhead shower, WC and pedestal wash hand basin. Directly opposite, BEDROOM 1 features a spacious integral wardrobe plus a large window overlooking the rear garden. Adjacent, BEDROOM 2 is also a good-sized double bedroom - currently used as a single offering access to the spacious ATTIC via a pull-down loft ladder.

First Floor (Attic)

Spanning the footprint of the property, this space is not to be underestimated in potential. Already partially boarded, the attic space includes an electric light and offers huge potential for conversion into additional bedroom/bathroom space STP.

EXTERIOR

The property is set back from the road by a very large, paved driveway with parking for 3-4 cars. The driveway is bordered by mature shrubs and trees including a selection of palm trees offering shade and privacy from the road, planted among other mature shrubs within an attractive raised bed spanning the length of the driveway. From the front, a wrought iron gate leads through to the side of the property which offers private access to the rear and is currently used for bin storage. At the rear of the property is a DETACHED GARAGE with fitted shelving and a recently replaced door. The garage also includes light and power. Another gate to the right of this opens onto the low maintenance rear garden which has been landscaped to include a large central paved seating area surrounded by gravel. The garden enjoys the sun most of the morning and feels incredibly private, not overlooked by neighboring properties and bordered by a 6ft high timber fence.

Gallery

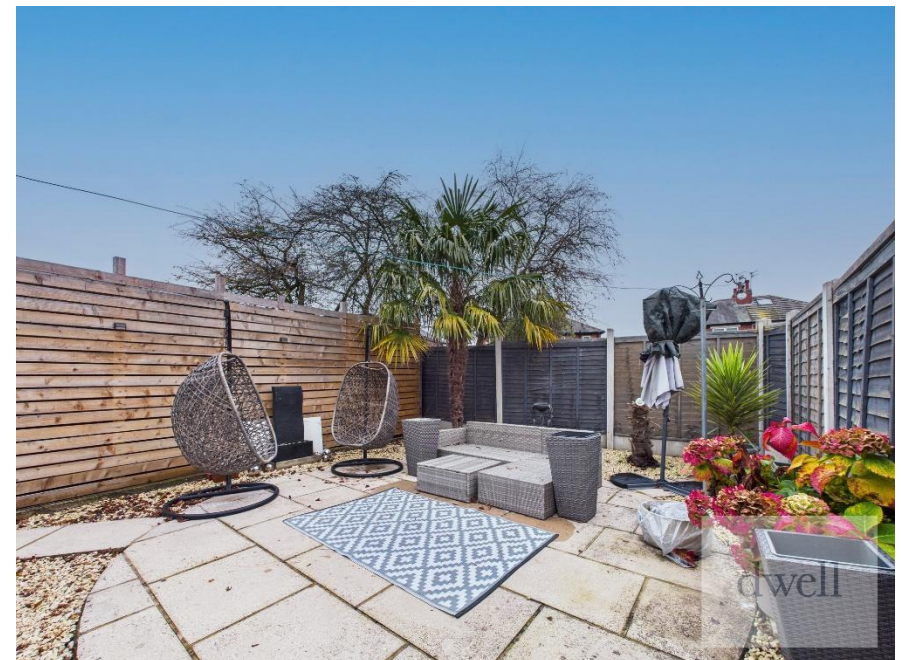
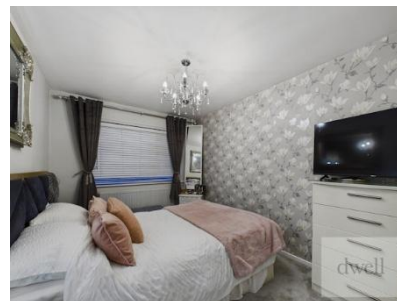
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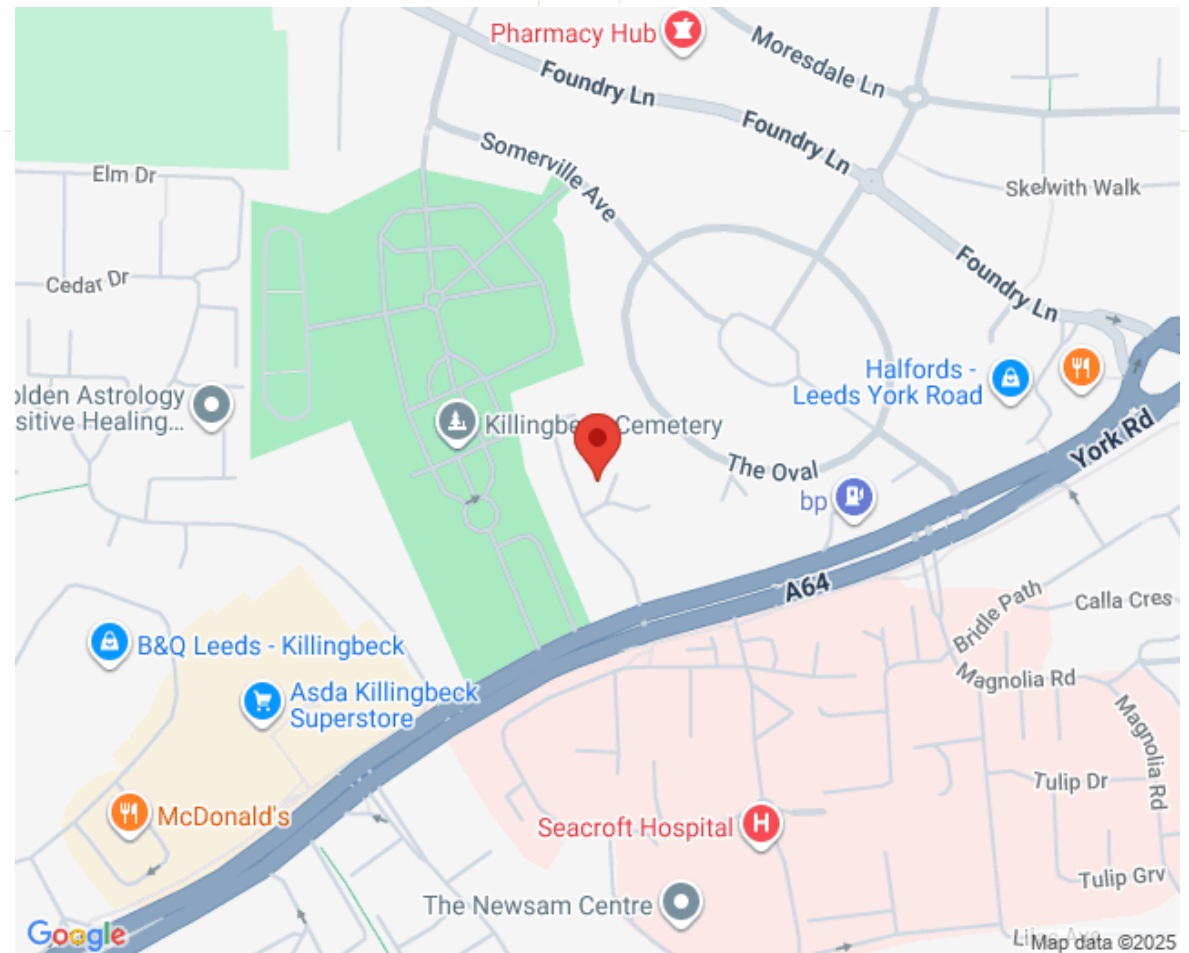
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Property Details

Area Description

The property itself is located in a popular residential area to the East of Leeds. There are numerous facilities and attractions nearby, including the grounds of Temple Newsome, various shopping amenities within Crossgate's and Holton, a good selection of primary and secondary schools plus excellent transport links to the city centre and surrounding areas including a train station at Crossgates and a number of regular bus connections. For those looking to commute, there is good vehicular access to the A63, A58, A64, A1/M1 links.



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Floor Plan

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Floor Plan - Total floor area 116.9



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