



## 5 WOODBINE TERRACE

LEEDS, LS6 4AF

£650,000  
FREEHOLD

A substantial and beautifully proportioned four-bedroom period home extending to approximately 2,389 sq.ft., offering versatile accommodation across four levels, including an exceptionally useful cellar. Combining generous living spaces with flexible rooms ideal for modern family life, this impressive property provides an abundance of character and potential.

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- Grade II listed building.
- Three generous double bedrooms across three floors.
- Spacious open-plan living and dining room.
- Elegant bay-fronted sitting room full of character.
- Top-floor bedroom with en-suite and eaves storage.
- Spacious family bathroom with separate bath and shower.
- Flexible layout ideal for growing families.
- A substantial period home with endless potential.



Stepping inside, a welcoming entrance hall leads into an elegant bay-fronted sitting room, a wonderfully bright reception space offering ample room for comfortable seating and entertaining. Rich in character and filled with natural light, this room provides a warm and inviting first impression of this beautiful Grade II listed home.

To the rear of the property, the spacious open-plan living and dining room creates a fantastic everyday family space, offering generous proportions for both relaxing and formal dining. With direct access to the kitchen and ground floor cloakroom, this sociable layout is perfectly suited to modern living, whether hosting guests or enjoying time together as a family.

The separate kitchen is well-appointed with an excellent range of worktop and storage space, providing a practical environment for cooking while remaining conveniently connected to the principal living accommodation.

The first floor hosts two generously sized double bedrooms. The impressive principal bedroom enjoys excellent proportions and overlooks the front of the property, while the second bedroom is equally spacious. Serving this floor is a beautifully proportioned family bathroom, complete with both a separate bath and shower, creating a luxurious and practical space for everyday use.

Occupying the entire second floor is a superb third double bedroom, an expansive and highly versatile room benefiting from its own en-suite shower room and extensive eaves storage. This impressive top-floor suite would make an ideal guest bedroom, teenager's retreat or private principal suite, offering excellent privacy away from the main accommodation.

Extending to approximately 2,389 sq.ft., this exceptional Grade II listed home offers an outstanding balance of period charm, generous room sizes and remarkable flexibility. With multiple reception rooms, spacious bedrooms, versatile cellar accommodation and excellent storage throughout, it presents a rare opportunity to acquire a substantial family home capable of adapting to a wide variety of lifestyles and future needs. Offered to the market with no onward chain, the property provides an excellent opportunity for buyers seeking a straightforward purchase while securing a home of exceptional character and significance.

### REASONS TO BUY

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Spacious family bathroom with separate bath and shower.

Flexible layout ideal for growing families.

A substantial period home with endless potential.

## ENVIRONS

Headingley is a highly desirable area, ideal for young professionals and families, thanks to the abundance of local amenities available right on the doorstep. It boasts an extensive array of shops, bars and restaurants, and is even home to the oldest cinema in Leeds, Cottage Road. Transport links are easily accessible on foot, and frequent bus services provide direct routes into Leeds City Centre, as well as connections to wider destinations via Leeds City train station.

Families will appreciate the nearby park featuring a children's play area, the convenience of the local library, supermarkets and healthcare facilities, while Headingley itself boasts an extensive array of green spaces, shops, bars and restaurants, and is even home to the oldest cinema in Leeds, Cottage Road. Beckett Park, Meanwood Park, the scenic Meanwood Valley Trail and Woodhouse Ridge all offer fantastic opportunities for walking, cycling, picnics and outdoor play, providing the perfect setting for children and families to enjoy the outdoors throughout the year.

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Leeds City Council

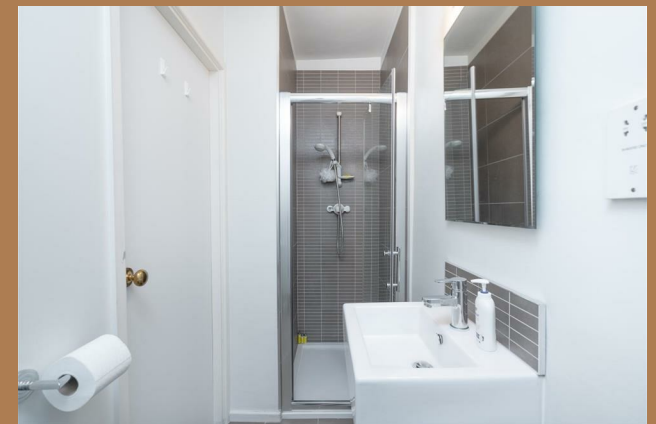
## TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

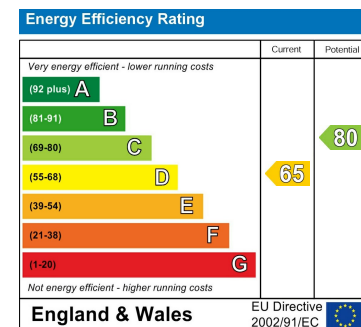
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 2389.00 sq ft

**Tenure** – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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