Ornella's Estates

PROUDLY INDEPENDENT

160 Nursery Lane

, Leeds, LS17 7AQ

Price £249,950

3 1 1 F

160 Nursery Lane

, Leeds, LS17 7AQ

Price £249,950

INTRODUCTION

A Rare & Exciting Opportunity in a Highly Sought-After Location-CHAIN FREE

We are delighted to bring to market not one, but two neighboring semi-detached homes, both sitting proudly on an exceptional plot in one of the area's most desirable addresses.

Each property offers a traditional layout with an entrance hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom, together with front gardens, driveways and substantial rear gardens. While both houses are in need of complete modernisation, the true value lies in the remarkable potential.

For the visionary buyer, the possibilities are endless:

Renovate and restore both properties into beautiful family homes.

Reconfigure and extend to suit modern living.

Or, most exciting of all, consider the option of demolishing and creating one magnificent residence with extensive grounds.

The rear gardens, though currently overgrown, are of an impressive size and, once reclaimed, would provide a stunning private setting. These homes have been much-loved and carry a history of happy memories, and now they are ready for their next chapter.

Opportunities like this are incredibly rare — offering not just one property, but the chance to shape something truly special in a location where demand is always high.

Viewing is essential to fully appreciate the scale of the plot, the charm of the setting, and the enormous potential these homes present.

Would you like me to make two slightly different versions — one more practical (for developers/investors) and one more emotional (for families wanting a forever home)? That way you could use whichever feels right depending on the buyer.

You said:

LOCATION

The Location

Situated in the heart of LS17, this property enjoys a highly sought-after position with an abundance of amenities close by. Families are exceptionally well catered for, with a wide choice of nurseries, respected primary schools, and highly regarded secondary schools all within easy reach, making it a perfect setting for children of all ages. The area also benefits from excellent transport links into Leeds city centre, while the nearby Ring Road connects effortlessly to surrounding districts.

For leisure and lifestyle, there is no shortage of options. A variety of restaurants, cafés, and local pubs offer everything from casual dining to fine cuisine, while the vibrant centres of Moortown, Chapel Allerton, and Roundhay are just a short distance away, boasting boutique shops, bars, and eateries. Outdoor enthusiasts will love the proximity to Roundhay Park, one of the largest city parks in Europe, along with other local green spaces and recreational facilities ideal for walking, cycling, and family days out.

Nursery Lane offers the perfect balance of convenience, community, and green surroundings — an ideal location for families, professionals, and anyone seeking to enjoy the very best of North Leeds living.

WHAT OUR VENDORS SAY

HOW TO FIND THE PROPERTY

SAT NAV LS17 7AQ

ACCOMMODATION

ENTRANCE HALLWAY

Comprising door to the front elevation. Doors leading to:

DINING ROOM

11'2" x 10'0" into recess (3.41 x 3.06 into recess)

Comprising cast-iron fire place, window, coving to ceiling. radiator.

LOUNGE

15'1" x 9'4" (4.61 x 2.86)

Comprising window, fireplace and fitted cupboard.

KITCHEN

13'6" x 6'0" (4.14 x 1.84)

Wooden door to the rear elevation. Belfast sink. Understairs storage. Pantry. Wall and base units.

FIRST FLOOR

LANDING
Window to the rear elevation. Dado rail. Doors to:

BEDROOM.1.
10'0" x 9'7" (3.07 x 2.94)
Comprising window to the rear elevation. Castiron feature fireplace.

BEDROOM.2.
13'5" x 8'0" (4.11 x 2.45)
Comprising window to the rear elevation.

BEDROOM.3.
11'11" x 8'3" (3.65 x 2.52)
Comprising window to the front elevation.

HOUSE BATHROOM
7'10" x 5'10" (2.40 x 1.79)
Comprising window to the rear elevation. Freestanding bath. High level w.c. Wash hand basin.

OUTSIDE

DRIVEWAY
Driveway providing off street parking

GARDENS TO FRONT AND REAR
Although very overgrown the gardens to front are of a great size. To the rear of the property there is a very large substantial garden. Again very overgrown, however with a little imagination this is a fantastic plot.

ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

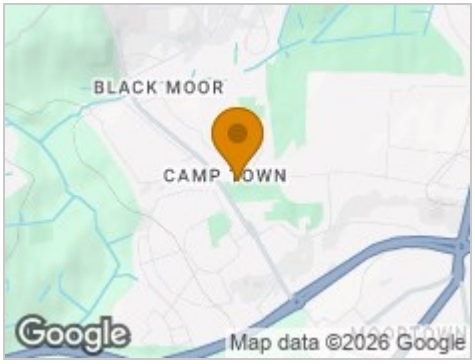
MORTGAGES
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

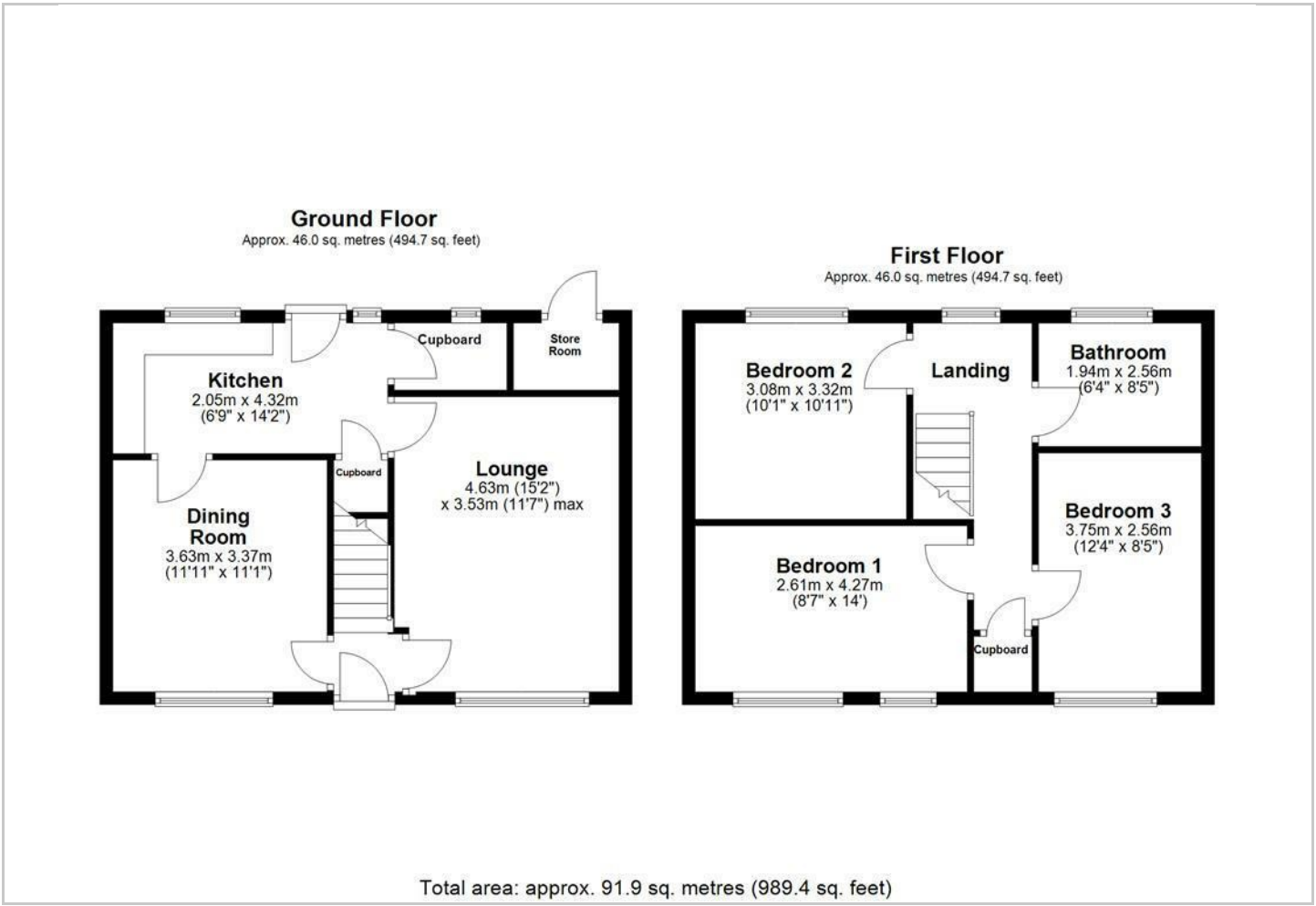
Road Map

Hybrid Map

Terrain Map



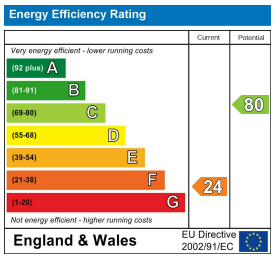
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1A Town Gate, Guiseley, Leeds, West Yorkshire, LS20 9JB
Tel: 01943 661506 Email: info@ornellasestates.com