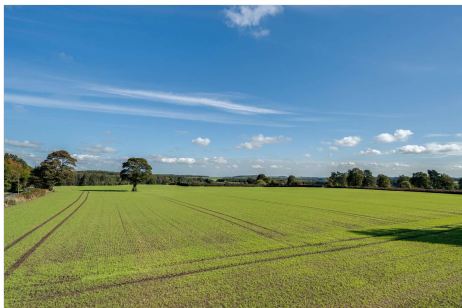


Green Meadows, Eccup Lane. For Sale £1,150,000.00

DELIGHTFUL FOUR BEDROOM DETACHED STONE BUILT RESIDENCE, SET IN THIS STUNNING SEMI-RURAL LOCATION with NO ONWARD CHAINPLANNING PERMISSION APPROVED FOR GROUND FLOOR EXTENSION*** Situated in substantial formal gardens, Green Meadows is a beautifully positioned four-bedroom stone residence with rare approved planning permission to significantly enhance ground-floor living, set within generous gardens and open countryside. Planning has been approved for a high-quality transformation that is rare to secure in this Green Belt setting. Consent has been granted for two substantial single-storey extensions, including the potential for a generous kitchen/diner opening onto the garden and a further flexible living space or bedroom with bathroom and storage, alongside a substantial double carport with additional storage. Together, the scheme creates a cohesive and energy-efficient home, while future-proofing the property with provision for solar PV, EV charging and the opportunity to move away from LPG heating. This is a rare opportunity to acquire a beautiful rural home with planning in place to create a refined long-term family house. Ideally located with easy access across North Leeds, this property suits anyone looking for semi-rural accommodation whilst maintaining all of the facilities, road networks and access to the airport. The majority of the house has recently been renovated by the current owners to offer modern accommodation throughout and briefly comprises; two generous sized reception rooms, spacious conservatory/garden room, open plan kitchen/diner and utility room to the ground floor. To the first floor there is a master bedroom with en-suite shower room, second double bedroom with an en-suite shower room, two further double bedrooms and a house bathroom. The property has been well maintained and the grounds are immaculate.





Ground Floor

Conservatory 6.57m (21'7) x 4.69m (15'5)

A spacious and impressive room enjoying spectacular views of the garden. This room enjoys a southerly aspect and is currently used as an open plan living/dining/family room. Tiled floor. Double French style doors out to the garden. Electric heating.

Hallway

Front entrance door. Stairs to first floor.

Living Room 4.33m (14'2) x 4.2m (13'9)

A second spacious reception room with bay window looking in to the conservatory. Feature fireplace to chimney breast. Decorative coving. Radiator.

Sitting Room 4.14m (13'7) x 4.17m (13'8)

A spacious formal reception room with bay window to the front overlooking the garden. Feature fireplace. Decorative coving. Radiator.

Kitchen/Diner 3.24m (10'8) x 7.4m (24'3)

A modern fitted kitchen with a range of wall, base and drawer units with good quality work surfaces over. 1.5 bowl stainless steel sink and drainer. Tiled splashbacks. Wine rack. Eye level double over and second single under counter electric oven and ceramic hob with extractor hood over. Integrated fridge/freezer. Plumbing for dishwasher. Tiled floor. Window to side and rear. Space for dining table. Radiator. Inset ceiling spotlights. Door to hall and utility.

Utility 3.24m (10'8) x 2.92m (9'7)

Fitted with a range of wall and base units. Stainless steel sink and drainer with mixer tap. Plumbing for washing machine and space for dryer. Radiator. Tiled floor. Rear entrance door. Window to side.

Master Bedroom 2.9m (9'6) x 4.17m (13'8)

Double bedroom with double glazed bay window overlooking the gardens. Gas central heating radiator.

En- Suite Shower Room

Modern fitted suite comprising; shower cubicle, WC and wash hand basin. Tiled walls. Wall mounted heated towel rail.

Walk In Wardrobe

Walk in wardrobe with sliding door.

Bedroom 2 4.11m (13'6) x 4.12m (13'6)

Spacious double bedroom with double glazed bay window overlooking the gardens. Gas central heating radiator.

Bedroom 3 3.11m (10'2) x 3.17m (10'5)

Double bedroom with double glazed window. Gas central heating radiator.

Bedroom 4 3.27m (10'9) x 3.24m (10'8)

Double bedroom with double glazed window to side. Velux window. Gas central heating radiator.

En-Suite Shower Room

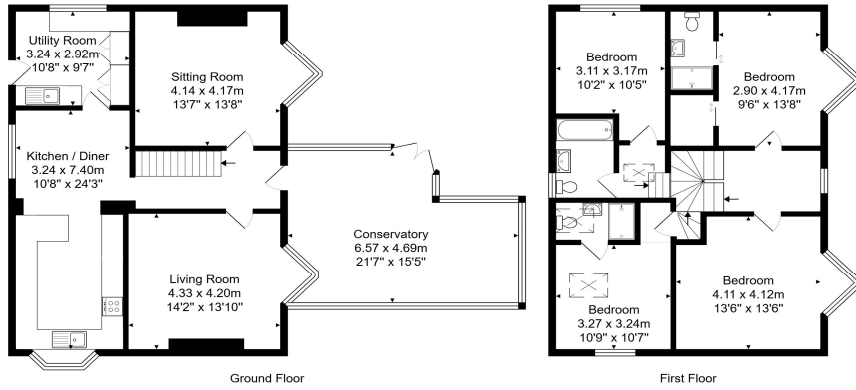
Fitted with a modern three piece suite comprising; shower cubicle, WC and wash hand basin. Part tiled walls. Velux window.

House Bathroom

Fitted with a modern three piece suite comprising; bath with shower over, vanity wash hand basin and WC. Tiled walls. uPVC double glazed window.

Planning Permission

The various planning consents and approvals for the development can be found on the Leeds planning portal by searching reference numbers 25/01937/FU



Ground Floor

First Floor

Total Area: 189.7 m² ... 2042 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Current Plan



FIRST FLOOR PLAN

GROUND FLOOR PLAN

Proposed Plan

EXISTING ELEVATIONS



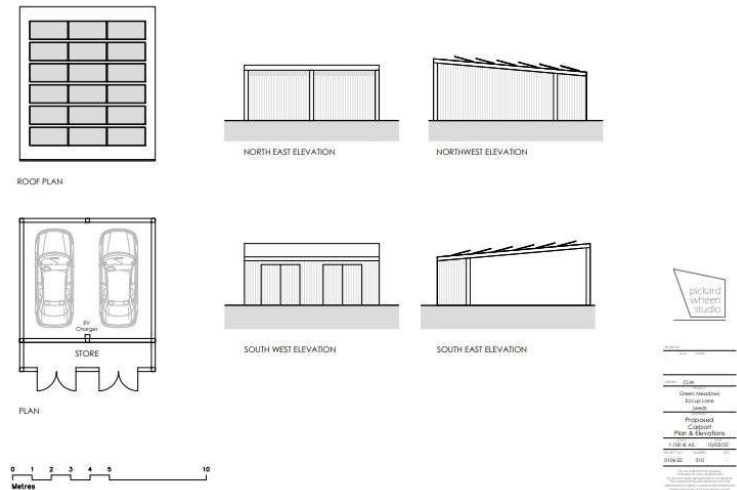
PROPOSED SW AND NE ELEVATIONS

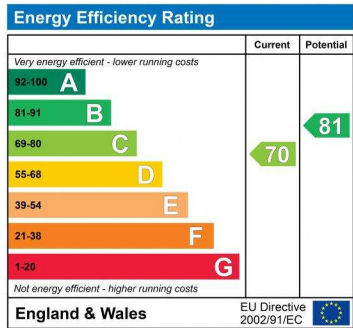


PROPOSED NW AND SE ELEVATIONS



PROPOSED CARPORT PLAN/ELEVATIONS





These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Ref: 8864

For more information, please contact

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