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Stanningley Road  
Leeds  
LS13 3EQ  
£315,000

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0113 246 4860

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

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# Property Details

- Superb Three Bedroom Semi-Detached
- Easy Access of Bramley and Pudsey Centres
- Multiple Reception Rooms
- Kitchen/Diner
- Multiple Outbuildings including Two Workshops and Outdoor WC
- Fully Refurbished Reception Room
- Business from Home Potential
- Generous Landscaped Rear Garden
- External Sauna, Greenhouse, Summer House
- Private Gated Driveway

## Property Description

This fantastic, spacious and extended three-bedroom, three reception room semi-detached property situated off Stanningley Road, offers a buyer the option of running a BUSINESS FROM HOME, or scope for further development into a self-contained annex (STP). Boasting a substantial, beautifully landscaped rear garden housing multiple outbuildings, including TWO GENEROUS WORKSHOPS - one with adjoining WC, a SUMMER HOUSE, GREENHOUSE and WORKING SAUNA, this property is a must see to fully appreciate its charm and potential! The property enjoys an elevated position, set back from the main road by a private access road and benefits from a gated driveway with parking for 2 vehicles.

### INTERIOR

**Ground Floor** A side extension RECEPTION ROOM can be accessed by its own front door. Used by the current owners as a consultation room, this room can be isolated from the rest of the house and includes a separate door to the rear garden. There is potential for this to be extended to the rear to create a standalone bathroom, or above to create an additional bedroom (STP). The property's main front door opens directly onto a front porch adjoining a FULLY REFURBISHED RECEPTION ROOM with feature wood burning stove, set within a beautiful open fireplace. From here can be accessed both the SUNROOM to the rear and the CENTRAL HALLWAY off the entrance porch, with stairs rising to the first-floor landing. Just off the hallway can be found the spacious KITCHEN /DINER featuring a selection of modern wall and base units incorporating a large breakfast bar peninsula. Integrated appliances include a dishwasher, electric oven, electric hob with hidden extractor, fridge/freezer plus space and plumbing for a washing machine/dryer. The kitchen/diner offers internal access to the side extension, hallway and spacious SUNROOM to the rear with lovely views and direct access out to the garden via patio doors. **First Floor** The carpeted landing leads to THREE GOOD SIZED BEDROOMS and a generous family SHOWER ROOM which - fully tiled - comprises a large corner shower cubicle, WC, wash hand basin set within a fitted storage surround, plus a wall mounted cabinet. The MASTER BEDROOM overlooks the front of the property and includes generous amounts of storage within 2 large, fitted wardrobes to either side. BEDROOM 2 also overlooks the front of the property and features characterful exposed ceiling beams plus an innovative feature light fitting with adjustable light settings and a built-in WIFI speaker, whilst BEDROOM 3 is situated to the rear, enjoying views of the garden. storage sheds for practical use. To the front is a gated driveway with parking for 2 cars.

### OUTBUILDINGS

SAUNA: Hidden amongst the shade of surrounding shrubs and trees on a spacious raised deck is a purpose built, fully operational sauna. - WORKSHOP 1: Containing built in workspace with seating - this is ideal for use as a standalone studio, home office, consultation room or workshop.- WORKSHOP 2: Boasting a double height pitched roof, this is currently used for storage however offers incredible scope as a studio, home office, workshop, or even with some further development - guest accommodation. There is an adjoining, fully operational OUTDOOR WC .- SUMMER HOUSE: A beautiful timber clad external space with feature windows and door. This room did previously contain an indoor hot tub and really is a charming space with the versatility for various types of use- GREEN HOUSE: A timber, circular structure with lovely stain glass feature windows, offering 360 views of the garden.

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## Gallery



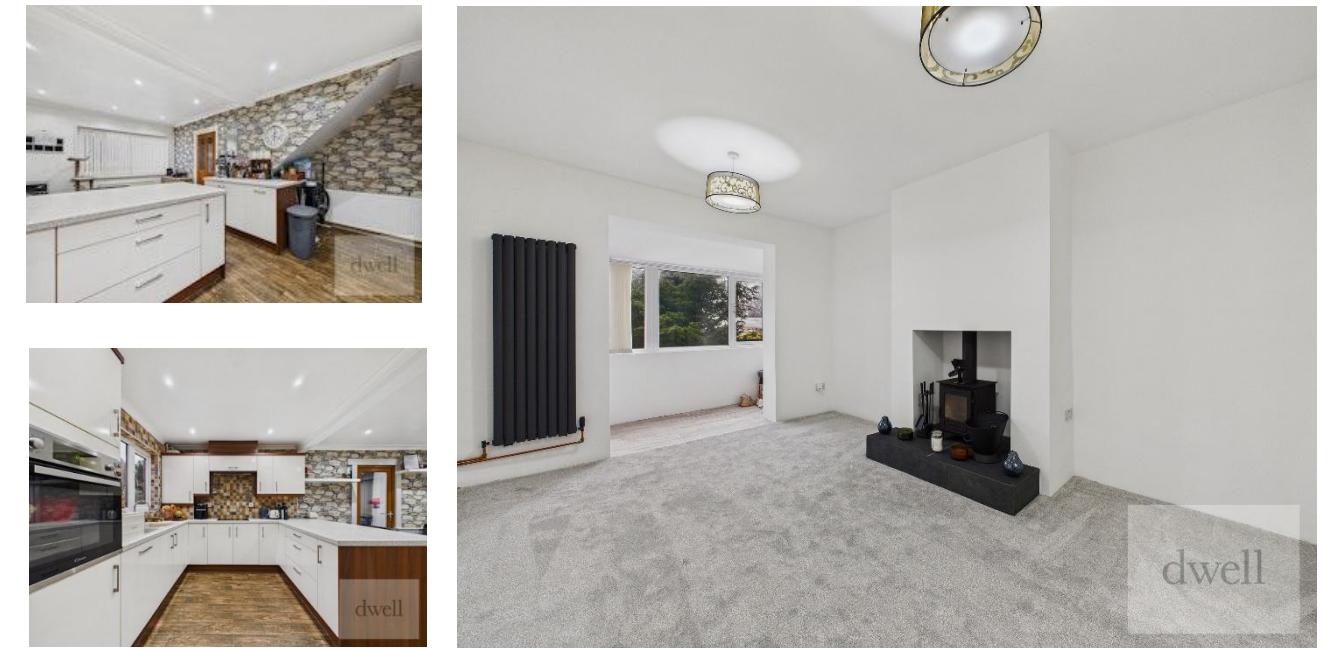
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## Exterior and Location Description

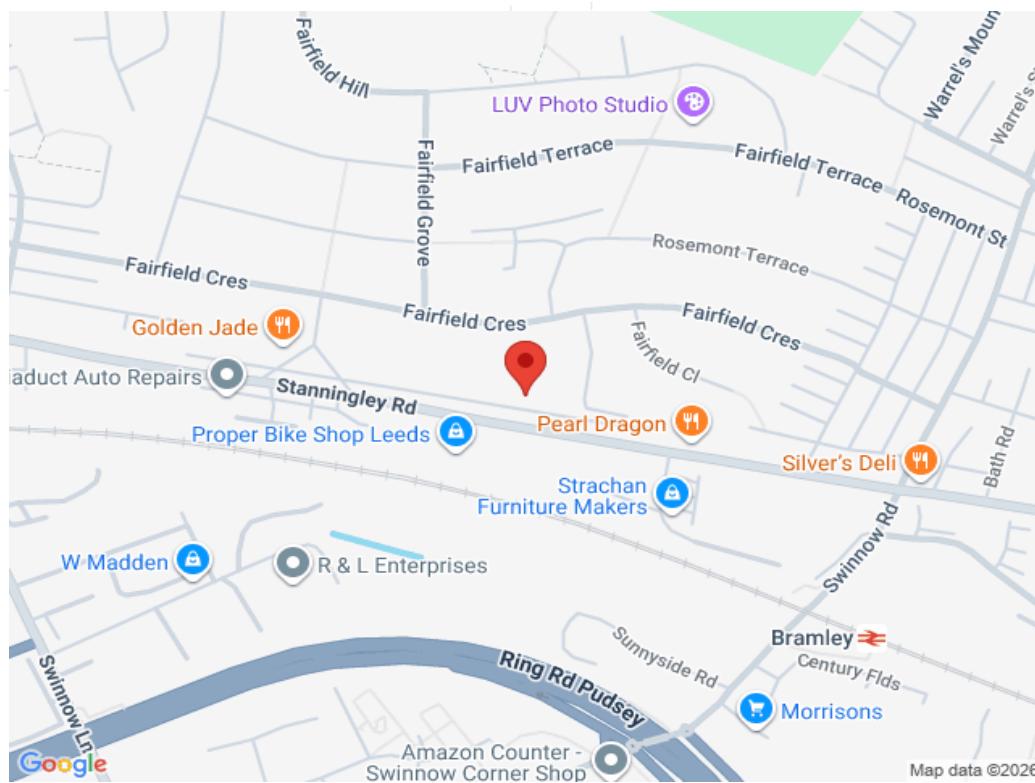
### Exterior Description

Most certainly one of this property's stand-out features is its very large, landscaped rear garden containing a number of outbuildings and endless areas for seating, planting, playing and socialising. The garden also features a sunken pond containing coy carp, a decked gazebo with the option of housing a hot tub, multiple mature shrubs and trees planted over various levels, with additional garden features including a wishing well, water feature and Japanese inspired bridge. There is a central lawn, various paved areas, plus storage sheds for practical use. To the front is a gated driveway with parking for 2 cars.

### Location Description

The property itself is situated on Stanningley Rd – accessed via an adjacent private road.

This is a central, residential location convenient for Bramley Train Station and bus links. There are a number of reputable schools, shops, leisure facilities and various amenities in the nearby towns of Bramley and Pudsey, whilst also being well connected to the outer ring road, making accessing surrounding areas and Leeds city centre easy.



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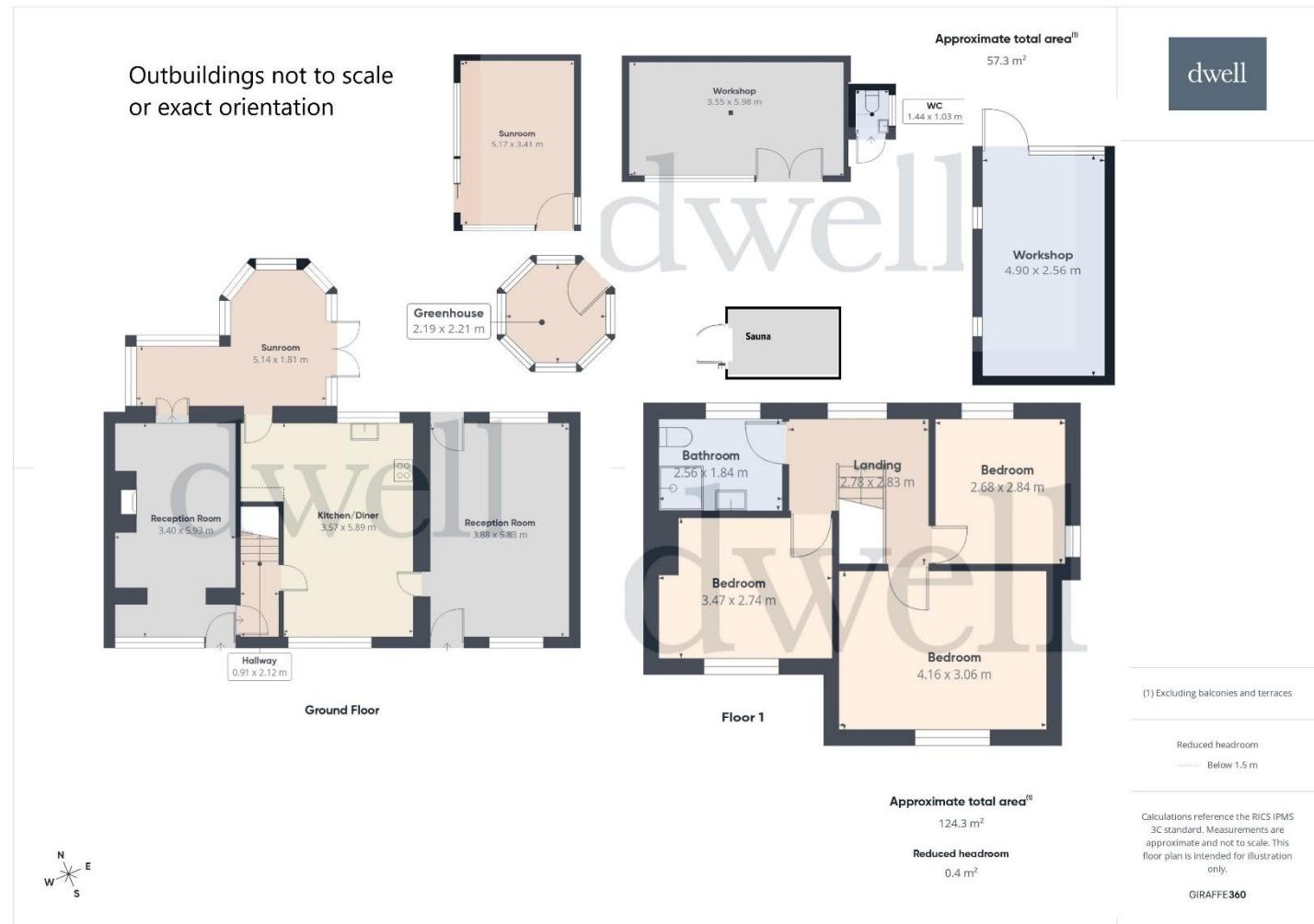
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# Floor Plan

## Floor Plan - Total floor area 124.3



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and not to scale. This floor plan is intended for illustration 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

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