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Letting Agents

dwell

Hesketh Mount
Leeds
LS5 3ES
£299,950



0113 246 4860

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

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Property Details

- **Bright and Spacious Two Bedroom Detached Bungalow with Two Additional Loft Rooms**
- **Private Driveway off Garage**
- **Integral Garage and Utility on Lower Ground Floor**
- **Enclosed Rear Garden with Side Access**
- **2 Loft Rooms**
- **Popular Residential Location**
- **2 Double Bedrooms**
- **Walking Distance of Kirkstall Abbey and Local Amenities**
- **Undergone Recent Refurbishment**
- **Excellent Transport Links and Travel Connections**

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Property Description

Commanding an elevated position towards the top of a sunny residential street, this charming TWO BEDROOM detached property benefits from 2 ADDITIONAL LOFT ROOMS, an INTEGRAL GARAGE and UTILITY, plus a PRIVATE DRIVEWAY and SPACIOUS ENCLOSED REAR GARDEN. Hesketh Mount is situated off Morris Lane within a sought-after residential area of Kirkstall, just 5 minutes walk of Kirkstall Abbey, 10 minutes walk of Kirkstall Bridge Shopping Park and within easy access of transport links offering direct access to the city center and surrounding areas including Bramley, Horsforth and Burley. The property itself enjoys an elevated position towards the top of the road with lovely, far-reaching views.

INTERIOR

The property has recently undergone refurbishment, which includes new flooring, bathroom improvements, the boarding, plastering and insulation of the two loft rooms with the inclusion of Velux style windows, an accessible staircase and the installation of electric heaters.

Ground Floor: The property can be accessed either by a front door or side access door off the kitchen. The KITCHEN includes a selection of attractive wall and base units incorporating a small peninsular breakfast bar, stand alone oven with overhead fitted extractor, standalone slim line dishwasher and a stainless-steel sink/drain. The kitchen enjoys views onto the peaceful rear garden and provides access to the central hallway. Benefitting from new wood laminate flooring, the bright and spacious RECEPTION HALLWAY leads to a generous RECEPTION ROOM boasting a feature electric fire and fabulous bay window, flooding the room with an abundance of natural light. There are TWO DOUBLE BEDROOMS off the central hallway which overlook the rear and front of the property respectively. The fully tiled FAMILY BATHROOM, which has recently undergone improvements, features an L shaped bath with overhead shower, splash screen, WC, wall mounted sink and a heated towel radiator. **Lower Ground Floor:** A staircase off the reception hallway provides access to the downstairs UTILITY, which is equipped with fitted base units, a sink/drain plus ample space and plumbing for a washing machine and tumble dryer. The room benefits from a window offering views out to the rear garden, a spacious understairs storage cupboard and houses the property's boiler. From here, an internal door opens onto the adjoining GARAGE. The garage is dry and secure, and benefits from light and electric, but also offers scope for conversion into additional living or workspace STP. **Loft:** The boarded, plastered and insulated loft consists of two separate rooms - both including Velux style windows and electric heaters offering versatile use.

EXTERIOR

To the front, the property benefits from a private driveway with parking for two cars and an elevated and enclosed front garden which captures the sun most of the day. There is access from either side of the property to the rear garden which is split over 2 levels and incorporates a large, private patio area bordered by raised beds housing a selection of mature shrubs, plants and trees. The garden is not at all overlooked, making it an ideal place to relax and entertain.

Gallery



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Area Description and Map

Area Description

Set up from Morris Lane, the property is situated within a quiet residential area but remains close to a host of local amenities. Nearby Kirkstall Road offers direct access into the city centre, with the A65 connecting to major links and the motorway network. There are multiple public transport links to Leeds centre and surrounding suburbs including multiple bus stops and the Kirkstall Forge train station also within walking distance. Also within just a short drive is the outer ring road offering access to surrounding areas including Bramhope, Pool, Harrogate, Wetherby and York. Local amenities and days out include Kirkstall Retail Park, the famous Kirkstall Abbey and Abbey Museum, and numerous open green spaces and parks to explore and enjoy. Within 5 minutes' drive is neighbouring Horsforth, offering an alternative selection of shops and cafes on New Road Side and within its town centre. A little further north is the Leeds/Bradford airport (around a 15 – 20-minute drive). Further up Kirkstall Road you can find Cardigan Fields Leisure Park with a wide selection of leisure facilities including gym, bowling alley, cinema, and various restaurants. Vibrant Headingley is just a stroll away, and boasts a number of bars, eateries, independent shops and of course the Leeds Beckett University. There are also several well-regarded primary and secondary schools nearby.



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Floor Plan

Floor Plan - Total floor area 112.2 m²



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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 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

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