

Estate &
Letting Agents

dwell

Heathfield
Leeds
LS16 7AB
£840,000



0113 246 4860

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

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Property Details

- **Superb 6 Bedroom Detached Family Home**
- **Substantial Front Driveway with Secure Gated Access**
- **Highly Sought After Residential Location**
- **Extensively Refurbished and Extended**
- **Four Reception Rooms including Games Room**
- **Close to Local Amenities and Transport Links**
- **Three Bathrooms**
- **Scope to Run a Business from Home**
- **Beautiful South Facing Rear Garden**
- **Modern Kitchen/Diner**

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Property Description

A rare opportunity to acquire an absolutely superb 6-bedroom family home spanning over 2990 sq ft, situated on one of Adel's most sought-after residential streets. Boasting no less than 4 reception rooms including a dedicated games room, plus three bathrooms, the property - which has been extensively refurbished and extended to the front and rear - benefits from a substantial gated driveway and beautiful, south facing rear garden.

Adel itself is a highly sought after residential area in North Leeds, known for its attractive tree lined roads, excellent links to surrounding areas including Harrogate, Wetherby, York and of course... Leeds City Centre. The area boasts a fantastic selection of local amenities including a variety of shops, cafes and restaurants and its close proximity to highly regarded primary and secondary schools make it an excellent choice for families. Heathfield itself is situated close to a number of picturesque countryside walks, ideal for muddy wellies and muddy paws alike and offering the perfect balance of city convenience and countryside charm.

INTERIOR

Set back from the road by a substantial brick paved driveway offering parking for multiple vehicles, the property benefits from an electric security gate controlled by a remote fob for ease of entry.

Ground Floor

The property's main point of access is through a side door off the main driveway, opening onto a long entrance hallway which leads to the extensive rear extension, main reception room, office and games room within the front extension. The GAMES ROOM, situated to the front of the property is a large, bright room currently accommodating a professional pool table but is also a highly versatile space with a dedicated kitchen area. It's close proximity to the adjacent office benefitting from its own ensuite shower room, offers scope for private use as a Granny Annex, Airbnb or for running a business from home!

One of the property's stand out features is its substantial, fully carpeted front RECEPTION ROOM boasting multiple seating areas and dual aspect views to the front and side of the property. Flooded with natural light, this room offers more versatile living space and the option of a separate play area, or for dedicated use as a home cinema depending on personal preference.

Boasting three bespoke sky lights and wood laminate flooring throughout, an additional RECEPTION ROOM to the side of the property is currently set up as a dedicated home office. The room benefits from a modern, fully tiled ensuite shower room with shower, WC and pedestal wash hand basin.

From the front hallway can be assessed the substantial rear extension with large CENTRAL RECEPTION HALL leading to a side door/entrance. From here, the modern KITCHEN leads to the rear of the property via a SEATING AREA comfortably large enough to accommodate a large family dining table and where skylights above flood the space with natural light throughout. Patio doors at the rear of the property offer lovely views of and open directly out onto the elevated rear garden with substantial patio area - ideal for entertaining friends and family.

Gallery



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Property Details

From the rear seating area an internal door leads through to a spacious, carpeted double DOUBLE BEDROOM with inbuilt storage, enjoying lovely views out to the rear garden. The room offers access to the property's main BATHROOM via Jack and Jill doors which also lead to a further bedroom on the other side.

The bathroom itself is a substantially sized, fully tiled room which most definitely brings the wow factor! The bathroom comprises a fitted bath, suspended sink with built in storage and an illuminated mirror above, separate recessed show cubicle with rainfall shower, WC, plus a wall mounted towel radiator. A door from here leads to another DOUBLE BEDROOM, currently serving as a child's single bedroom but comfortably large enough to fit a double bed plus storage.

First Floor

Stairs rise from the ground floor reception hall rise to the carpeted first floor LANDING, leading to FOUR ADDITIONAL BEDROOMS – TWO GENEROUS DOUBLES, both with inbuilt storage and overlooking the front and rear of the property respectively, plus TWO GOOD SIZED SINGLES, overlooking the front and side elevation respectively. The two double upstairs bedrooms include access to handy EAVES STORAGE which span the length of the property.

The landing also leads to an additional FAMILY BATHROOM with white bathroom suite, featuring a bath with overhead shower, pedestal wash hand basin and wall mounted storage cabinet, WC and heated towel radiator.

EXTERIOR

The absolutely beautiful, SOUTH FACING REAR GARDEN has been extensively landscaped by the current owners to include wheelchair friendly access to the main lawn area via a sloping paved pathway descending from a wraparound, elevated patio offering elevated views. The garden includes a large lawn featuring artificial grass to one side allowing for various use and a paved path which runs between this and adjoining areas. Additional features include a spectacular magnolia tree at its centre, plus a feature, circular block paved patio. There are two separate timber storage sheds to the rear of the lawn, whilst it is also worth highlighting that the garden feels extremely private and is not overlooked by surrounding properties

Accessed either from the side of the property or two sets of patio doors from the rear is a very large, paved patio offering ample entertaining space in warmer months

To the front of the property is a substantial private driveway providing parking for multiple vehicles and made secure by a private electric gate.

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Floor Plan & Area Map



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Floor Plan - Total floor area 2997.7 sq ft



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

Coming Soon