



Galloway Lane, Leeds LS28 7UH

Offers In The Region Of
£850,000

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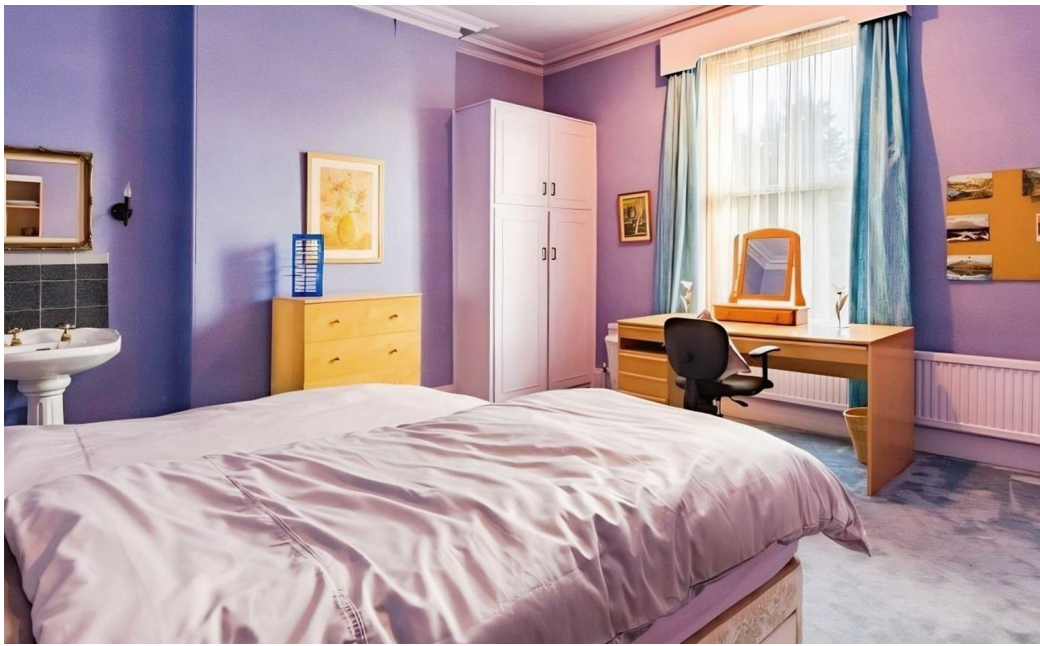


Galloway Lane, Leeds, LS28 7UH

Offers In The Region Of £850,000

- Rare to market - Elegant Victorian detached residence dating back to 1879
 - Own your own piece of Pudsey History
 - Full of character and charm throughout
- Private location with large degree of privacy
 - Twin attached garages at the rear
- Three reception rooms - Four double sized bedrooms
 - Gated remote controlled drive entrance
 - Sweeping driveway to property and garden
 - Stunning internal plasterwork/ceilings
 - Grounds in total approximately one acre





CELLAR

STORE ONE
16'5" x 15'1"

STORE TWO
11'1" x 6'11"

BREAKFAST KITCHEN
15'2" x 15'1"

DINING ROOM
15'2" x 15'0"

LIVING ROOM/STUDY
16'0"X 15'0"

DRAWING ROOM
22'2" x 14'11"

INNER HALL
9'3" x 7'10"

HALLWAY

PLAY ROOM
17'5" x 14'11"



DOWNSTAIRS WC
6'0" x 3'10"

STAIRCASE

BEDROOM ONE
16'0"X 15'0"

BEDROOM TWO
15'0"X 14'0"

BEDROOM THREE
15'0"X 13'7"

BEDROOM FOUR
15'2" x 12'4"

BATHROOM/WC
10'7" x 6'7"

REAR GARDEN

REAR ELEVATION

GARAGE
17'5" x 14'8"



The accommodation in brief comprises; FRONT VESTIBULE, with the original tiled floor covering and an internal door through to the impressive ENTRANCE HALL. The entrance hall is magnificent with the original oak wood staircase and beautiful ceiling plaster coving, the staircase leads to a half landing with the stunning original stain glass window to the rear elevation. The DRAWING ROOM has a beautiful carved stone fireplace with open fireplace and has a large front splayed bay window, complimented by two side windows which together illuminate the room with natural light and offer views of the garden. The ceiling coving and plasterwork throughout is stunning and must be seen to be fully appreciated. The formal DINING ROOM has a mahogany entrance door and matching picture rail, twin sash windows with the views of the garden, mahogany and tiled fireplace, beautiful coving and plasterwork ceiling. The LIVING ROOM has a mahogany and tiled fireplace, twin sash windows to the side elevation. The KITCHEN is comprehensively fitted with an extensive range of storage options, including pull-out drawers, plate and display shelves, glass fronted cabinets and granite worktop with extended breakfast bar area. There is an AGA OVEN recessed to the chimney breast area and a door leads to a PANTRY UTILITY ROOM with built-in storage drying cupboard, space for an American style fridge freezer and steps leading to a utility area with space and plumbing for washer and dryer. From this room a door leads through to a PLAY ROOM, which is above the garage. This room has been used as a games room in the past and would be a perfect play room for children or a home office.

Upstairs, the delightful plasterwork and coving continues and is further enhanced by the original oak balustrade and stained glass feature window. Doors connect to the bedrooms and the bathroom. BEDROOM ONE has a full wall of fitted wardrobe units with hanging space and shelving plus dual aspect windows. BEDROOM TWO has dual aspect windows and a built-in double wardrobe with top storage cupboard. BEDROOM THREE has a built-in double wardrobe unit and a pedestal wash basin and BEDROOM FOUR has a built-in double wardrobe with window to the rear. The HOUSE BATHROOM has a delightful 1920s style bathroom suite in cast-iron, including a pedestal wash basin and low flush WC, tiled floor and half tiled walls, leaded window and shower with screen over the bath.

From the rear entrance of the property, doors lead to the kitchen and entrance hall plus an additional door leading to the useful cellar storeroom and wine cellar. From outside, the remote controlled double gates, access is gained to the property via a PRIVATE SWEEPING DRIVEWAY, which leads to the front and side of the property, and store room, giving access to the TWIN ATTACHED REAR GARAGE with remote controlled electric doors, and store room. The extensive grounds and gardens are fully enclosed, wooded and landscaped with substantial lawn, fruit trees, ORCHARD and herb garden.

The location of the property is found just off Galloway Lane, which gives direct access to Pudsey amenities and schools and to commute to both Leeds and Bradford via the Ring Road and Pudsey railway station. Calverley and Woodhall Hills golf clubs are within 1 mile. In our opinion this property is pretty unique and offers a rare opportunity for a larger family to work and live from such a stunning and desirable location.

Own your own piece of Pudsey History.

This truly elegant Victorian STONE BUILT DETACHED residence dates back to 1879 and stands in grounds of approximately 1 acre of part landscaped and secluded wooded garden. The property has been well maintained by the present long-standing owners and has retained much of the original character and charm of the Victorian period. A previous owner of the house was Sir Leonard Hutton, the renowned Yorkshire and English Cricketer, who with his family occupied Thorniehurst during the 1960's. The living accommodation is enhanced by having stunning high ceilings and ornate ceiling plasterwork to the ground floor and entrance hall landing including the beautiful original stained-glass window to the half landing area. The property will accommodate a larger family or has potential for use as a home with office accommodation or perhaps has other potential uses. The windows to the property have been replaced with quality modern sash style double glazed units throughout and the property benefits from having GAS FIRED CENTRAL HEATING.

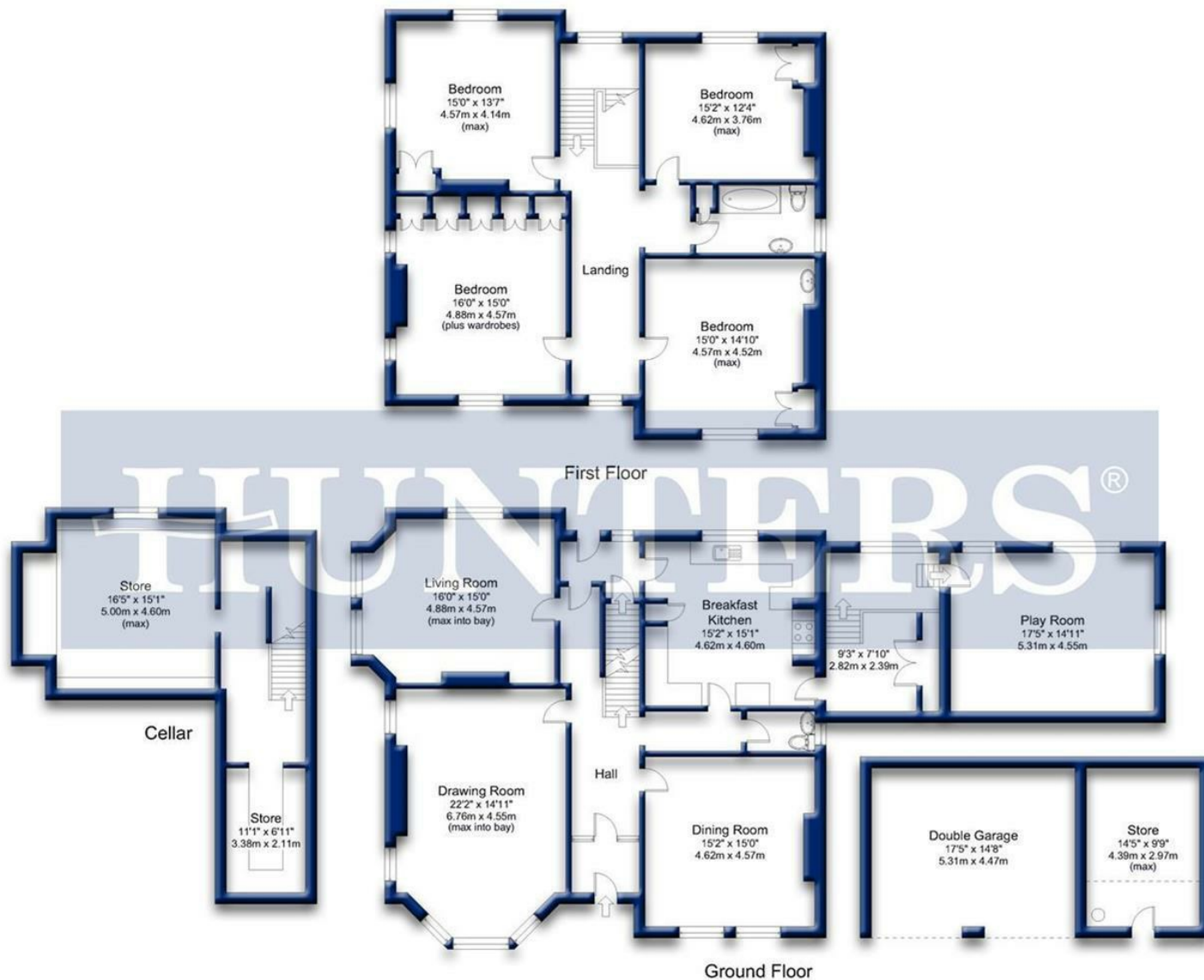


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Gross internal floor area excluding Cellar and Garage (approx.): 271.9 sq m (2,927 sq ft)

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0113 257 6198 | Website: www.hunters.com

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