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St Johns Terrace  
Leeds  
LS3 1DY  
£625,000



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

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# Property Details

- **Expansive Mid-Terraced Property**
- **Six Bedrooms**
- **Three Bathrooms**
- **Versatile Accommodation**
- **Period Features - High Ceilings**
- **Multiple Reception Rooms**
- **Kitchen/Diner**
- **Utility Room**
- **Great Location**
- **Private Front & Rear Garden**

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## Property Description

A rare opportunity has arisen to acquire a superb, six-bedroom family home spanning over 3,100 sqft. Situated on a quiet residential street in Woodhouse and characterised by its Victorian architecture, this mid-terraced property boasts substantial living space, with an additional three reception rooms and three bathrooms, benefitting from on street parking and a private garden. Commuting is effortless. The city centre is a pleasant 20-minute walk away, whilst Burley Park Train Station is just a short walk in the opposite direction, offering direct connections to Harrogate and York. Lastly, there are frequent bus routes right on your doorstep.

### INTERIOR

**Ground Floor:** The property is entered through a grand front door, which opens into a welcoming entrance hallway. From here, you are led seamlessly into both the main reception room and the living room. Stepping into the principal reception room, you are immediately greeted by high ceilings, wood-effect flooring, a feature fireplace and subtle Victorian characteristics. Flooded with natural light from a large front-facing bay window, this remarkably spacious and versatile room is currently utilised as a sitting room, though it could easily transform into a formal lounge or a dedicated home cinema. Continuing through the home, you will find the second generous living area, offering ample space for substantial sofa arrangements and additional furniture. **Second Floor:** The second floor accommodates two well-proportioned bedrooms, a modern bathroom, and a **dedicated home office**. Both bedrooms are generous doubles, offering ample space for full-sized wardrobes and freestanding furniture, while large windows ensure each room feels bright and airy. The family bathroom features a three-piece suite; including a WC, a bath with an overhead shower and hand basin, complimented by neutral tiling. **Third Floor:** Ascending to the third floor, you will find the final three bedrooms and a contemporary shower room. Each of these three bedrooms is a generous double; however, to showcase the home's immense versatility, the current owners utilise one of the bedrooms as a home office and another as a creative studio. With six bedrooms in total across the property, the layout offers endless flexibility to adapt to your lifestyle needs. Whether you require guest suites, a luxury walk-in wardrobe, dedicated workspaces, or a home cinema. Finally, serving the third floor is a sleek bathroom complete with a walk-in shower, WC, and hand basin. **Lower Ground Floor:** The ground floor accommodates a spacious kitchen/diner, separate utility room, bedroom, and a bathroom. The kitchen itself is fitted with sleek white wall and base units, an oven and cooking hob, an integrated dishwasher and a dining area generously proportioned to house a six-seater family table. The utility room is a fantastic addition to the home, offering dedicated plumbing for a washing machine; this practical area ensures that laundry and cleaning products can be kept neatly tucked away from the main living spaces. The lower ground-floor double bedroom is exceptionally generous in size and features direct access to a well-appointed bathroom equipped with a walk-in shower, hand basin, and WC. This self-contained layout makes the ground floor an ideal space for accommodating guests, or alternatively, a great space for a home gym.

### EXTERIOR

To the front, the property enjoys a neat garden bordered by mature hedges that offer an extra layer of privacy, alongside convenient on-street permit parking. To the rear, the private, lawned garden is accessible from the kitchen/diner, this enclosed space is perfectly set up for hosting friends, weekend barbecues, and relaxing in the summer months.

# Gallery



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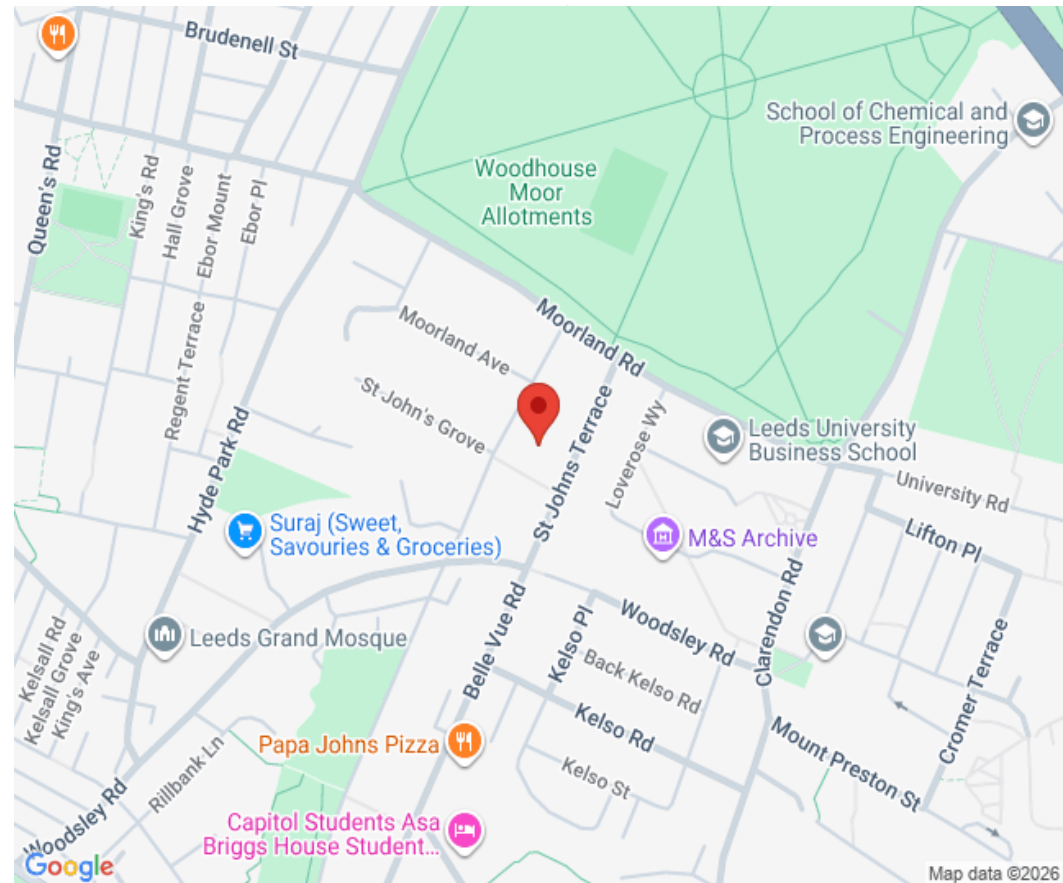
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## Area Description and Map

### Area Description

Woodhouse offers an unbeatable location that perfectly bridges the gap between Leeds' vibrant city centre and the leafy charm of Hyde Park. This makes the area exceptionally popular for those seeking a well-connected place to call home. Residents are spoiled for choice with options of various cafes, bars, and essential supermarkets nearby. Young families will benefit from a selection of highly regarded primary and secondary schools.



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# Floor Plans

## Floor Plan - Total floor area 291.3 m<sup>2</sup>



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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

**D**