



**282a York Road, LEEDS LS9 9DN**

**welcome to**

**282a York Road, LEEDS**

A RARE opportunity to acquire this SUBSTANTIAL five bedroom VICTORIAN TERRACE offering accommodation over four levels including a full-footprint cellar with exceptional future development potential. SITUATED less the one mile from LEEDS CITY CENTRE, this is an incredible property!



### **Entrance Hall**

Having an entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

### **Lounge**

Featuring a double glazed bay window to the front aspect with a window seat, and a gas central heating radiator.

### **Dining Room**

Having a double glazed window to the rear, built in storage cupboard, wooden flooring, and a gas central heating radiator.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood unit over. Also includes tiling to the floor, a double glazed window to the rear and a door leading down to the cellar.

### **Cellar**

Extending to the full size of the property and housing the central heating boiler.

### **First Floor Landing**

With stairs continuing from the ground floor and rising to the second floor accommodation.

### **Bedroom Three**

Having a window to the rear and a gas central heating radiator.

### **Bedroom Four**

Featuring a secondary glazed sash window to the front, built in wardrobes and a gas central heating radiator.

### **Bedroom Five**

With a secondary glazed sash window to the front, and a gas central heating radiator.

### **House Bathroom**

Consisting of a three piece bathroom suite which includes a bath, a wash hand basin, and a w.c. Also has tiling to the walls, a heated towel rail, and a window to the rear.

### **Second Floor**

#### **Bedroom One**

Having a Velux window to the front, a gas central heating radiator and a loft hatch.

#### **Bedroom Two**

With a Velux window to the rear, storage to the eaves, and a gas central heating radiator.

### **Exterior**

Externally the property has a lawned garden to the front with a pathway to the entrance door, low wall boundary with railing, and a single access gate.

To the rear is an additional garden space with an outdoor tap, low wall boundary, and a single access gate.

### **Vendor Notes**

The standout feature of this property is undoubtedly the vast lower-ground cellar level, which mirrors the footprint of the ground floor and comprises four separate full-height rooms.

Subject to all necessary permissions, licensing and building regulations, the property may offer exciting potential for further development, including possible conversion into a large multi-let/HMO investment opportunity.



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## **282a York Road, LEEDS**

- Substantial Victorian Terrace Home
- Five Bedrooms
- For Sale With No Onward Chain
- Two Generous Reception Rooms
- In Need Of Some Updating / Potential For Development

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111895 - 0005

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**william h brown**



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williamhbrown.co.uk](http://williamhbrown.co.uk)