

Estate &
Letting Agents

dwell

Old Farm Parade
Leeds
LS16 5DB
£135,000



0113 246 4860

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

info@dwell-leeds.com
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Property Details

- Two Bedroom First Floor Flat
- Private Ground Floor Entrance
- Popular Residential Location
- Excellent Transport Links
- Substantial Shared Gardens to the Rear
- Low Maintenance Costs
- Good Access to Nearby Amenities
- New Boiler Installed 2026
- Private Sheltered Balcony
- Gas Central Heating and Double Glazing

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Property Description

Situated in a popular and highly convenient residential area, with good access to nearby amenities, a short walk from Headingley and a 5-minute drive into Horsforth; this nicely presented and well-appointed 2 bedroom first floor flat is offered WITH NO ONWARD CHAIN, benefitting from a PRIVATE GROUND FLOOR ENTRANCE, SHELTERED BALCONY, GAS CENTRAL HEATING, plus SUBSTANTIAL COMMUNAL LAWNED GARDENS to the rear. Ideal as a first-time purchase, for those looking to downsize or as a buy to let investment, the property is move in ready however would benefit from some cosmetic uplift, offering scope for a buyer to add their own stamp and make improvements over time.

INTERIOR

The property is accessed via a private front door situated off the ground floor to the rear, where stairs rise to the central hallway incorporating two integral storage cupboards - the larger of the two housing a new combi-boiler.

The hallway leads to the kitchen, bathroom and a light, spacious and carpeted RECEPTION ROOM which looks out to the front elevation. An external door from the reception room opens onto a sheltered balcony with attractive leafy views. Two internal doors off the reception room provide access to the TWO BEDROOMS - one overlooking the lawned gardens to the rear and benefitting from an integral wardrobe, and the other overlooking the front elevation. Within the separate KITCHEN can be found a selection of wall and base units incorporating an electric oven with gas hob, stainless steel sink drainer, plus space and plumbing for a washing machine fridge and freezer. The kitchen enjoys dual aspect views through two separate uPVC double glazed windows. To the other side of the hallway is the bright BATHROOM comprising a bath with overhead shower, pedestal sink with storage surround and WC.

EXTERIOR

Ample on street parking can be found to the front of the property, whilst to the rear is a substantial, well maintained and sunny shared lawn, used by residents within neighbouring properties. Although the grounds are shared it is worth noting that they still feel private and are not overlooked by passing traffic/or pedestrians from the front or adjacent road

Gallery



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Additional Information and Map

ADDITIONAL INFORMATION

Gas Central Heating

uPVC Double Glazing

NEW BOILER installed 2026

Tenure: Leasehold – 98 Years Remaining

Managed by Leeds City Council

Ground Rent per Annum: £10

Service Charge per Annum: £ 162.81

EPC: Coming soon

AREA DESCRIPTION

The property is within excellent access of bus links to surrounding areas including Leeds city centre, whilst also being within walking distance of local amenities including a Coop, a pharmacy, various takeaways and community hubs. There are a good range of reputable schools nearby including Abbey Grange secondary school - a 5-minute walk down the road. Also within walking distance is Hawkswood Wood and a number of popular pubs/eateries. The ring road is within easy reach offering access by car to surrounding areas.



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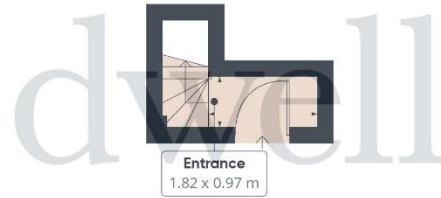
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Floor Plan - Total floor area: 51.3 m²

Floor Plan



Entrance
1.82 x 0.97 m

Ground Floor



Floor 1

Approximate total area⁽¹⁾
51.3 m²
Balconies and terraces
3.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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

C