

Morris Lane, LS5



PROPERTY ADDRESS
16 Morris Lane
Leeds
West Yorkshire
LS5 3JD

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	60	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Period character property
- Extensive gardens
- Feature fireplaces
- High ceilings
- Outdoor kitchen

A rare opportunity to purchase a truly unique house packed with character and period features. The property has been lovingly renovated inside and out by the current owners to an exceptional standard, offering the perfect blend of modern convenience and period charm. The home retains many original features and boasts high ceilings and timber sash windows. The original house is believed to be Georgian and it was extended in the Victorian period, resulting in a spacious detached home of approximately 2,495 sq ft.

INTERNAL

On the ground floor, there is a welcoming entrance hallway with feature tiled flooring and dado rail. The hall leads to the large dual aspect drawing room which has an impressive bay window, a feature open fire, ceiling rose, deep skirting boards, coving and exposed floorboards. There is a further double aspect living room on the ground floor with a feature gas log burner with flagstone hearth, and period ceiling rose and coving. The spacious kitchen has been renovated to a high standard with a stunning quartz worktop, kitchen island, and gloss effect base and wall units with integrated appliances. There is a separate utility room and downstairs WC off the kitchen which houses the gas boiler. The good-sized dining room completes the ground floor which benefits from original Yorkshire flagstone flooring and an impressive fireplace with a log burner. The basement is accessed via a door from the kitchen.

Upstairs there are two rooms off the first landing, one of which is currently used as a home office and the other could be a fourth bedroom. Up from the first landing, there are more stairs that lead to the house bathroom which has been renovated to an exceptional standard with contemporary shower enclosure, roll top bath, WC and handbasin. There are three further double bedrooms on this level. The principal bedroom is an excellent size and has a modern ensuite shower room. The other two bedrooms each have a feature cast iron fireplace and lovely views over the garden. There is a large attic space accessed via wooden stairs which is currently used for storage.

EXTERNAL

The house is set in an enviable corner plot and there are extensive landscaped grounds surrounding the property. There's an attractive lawned area to the front of the house with a rockery, border and hedging. There is a further garden to the side of the house with a gravelled area, hedging, log store and steps leading down to the side gate. This elevation of the house has an impressive wisteria which looks stunning in full bloom. There is a large enclosed rear garden with a lawn, established borders, hedges and mature apple trees. The owners recently added an outdoor kitchen with an in-built barbecue on the patio area which is perfect for entertaining. The elevated position of the property and the surrounding vegetation ensures privacy and seclusion. There is also a useful double garage.

LOCATION

The property is in a great location within easy walking distance of an abundance of local amenities including Kirkstall leisure centre, Kirkstall Bridge retail park, Headingley train station and Kirkstall Abbey. There are a range of independent and chain shops, cafés, bars and restaurants in the immediate vicinity such as the award-winning Kirkstall Bridge Inn, Boots, Morrisons, and Pure Gym. Headingley, Horsforth and Leeds city centre can be reached easily with frequent bus services on the doorstep. Excellent local schools.



Viewing is essential to appreciate the space and character on offer.

NB: Please note that the vendor of this property is a co-owner and director of Vision Properties.