

Flat 1, 222 Otley Road, West Park,
Leeds, West Yorkshire, LS16 5AB
£275,000 Leasehold

walkersmale



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Forming part of this IMPOSING, INDIVIDUAL, DOUBLE FRONTED DETACHED RESIDENCE which has BEEN VERY TASTEFULLY and CLEVERLY CONVERTED in A MOST IMAGINATIVE WAY to create only three luxury apartments, AN EXCELLENT OPPORTUNITY for a business couple/retirement or even a small family (in terms of numbers) to purchase this FIRST FLOOR APARTMENT with a degree of versatility in the way in which some of the rooms can be used and are adaptable to individual requirements. The GENEROUS ACCOMMODATION has VERY ATTRACTIVE, CONTEMPORARY STYLE and PLANNING with some LOVELY INDIVIDUAL FEATURES and includes THREE BEDROOMS (if required) and one of which is a FITTED MASTER BEDROOM with LUXURY STYLE EN-SUITE TILED SHOWER ROOM. Tastefully fitted and appointed and benefiting from a DELIGHTFUL OUTLOOK OVER THE COMMUNAL GARDENS and towards established trees in other gardens beyond plus the advantage of no other properties' windows facing the rear rooms, the apartment is also SET BACK FROM THE ROAD in this EXTREMELY CONVENIENT RESIDENTIAL LOCATION. Offered with IMMEDIATE VACANT POSSESSION and therefore NO CHAIN ABOVE, an early internal inspection of this "READY TO WALK-INTO" HOME is highly recommended to appreciate the EXCELLENT SPACE!

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AMENITIES: WEST PARK is a much sought-after, established residential location to the north-west of Leeds (approximately five miles) and is in a very convenient position for comfortable daily commuting, by car, to the commercial centres of Leeds and Bradford and also the former spa towns of Harrogate and Ilkley. There are regular public transport facilities to Leeds city centre via Headingley and the university, on the nearby Otley Road and shopping parades on Spen Lane (barely five minute's drive by car) including a Co-op, fish and chip shop and a chemist plus a post office on Butcher Hill. More extensive shopping facilities can be found at Headingley, Horsforth, Moortown and Meanwood with a choice of supermarkets including Morrisons, Sainsbury's and Waitrose. The famous Golden Acre Park is approximately three miles and barely ten minute's drive by car, as is delightful open countryside. Leeds and Bradford Airport is approximately 15 minute's drive. The Village Hotel and Leisure Club is less than five minute's walking distance and West Park parades in the immediate vicinity, include hair and beauty salons, a popular restaurant and cafe bar as well as a useful launderette. THE "VIBRANT" AREA OF HEADINGLEY is a short bus ride or approximately 20-25 minute's walk and has excellent shopping facilities, a mix of trendy bars and traditional flagged floor pubs, an interesting variety of restaurants and eating places and other leisure facilities including Cottage Road Cinema and both the Headingley cricket and rugby grounds.

DIRECTIONS: FROM THE ROUNDABOUT AT THE JUNCTION OF WEST PARK RING ROAD AND THE MAIN OTLEY ROAD (near Weetwood Police Station) proceed on the A660 in the direction of Leeds - for a little under a quarter of a mile, when this property is then on the left, a short distance beyond the small roundabout by West Park parades and IMMEDIATELY BEYOND THE PEDESTRIAN TRAFFIC LIGHTS.

ACCOMMODATION: The apartment has GAS CENTRAL HEATING and THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT WINDOWS.

APPROACHED VIA A UPVC DOUBLE GLAZED SEALED UNIT DOOR with CANOPY ABOVE providing covered access and this door is from the rear of



the building and provides access to the...

TURNED CARPETED STAIRCASE With automatic light on timer and wide hand rail (shared with only one other apartment) and leading to the...

FIRST FLOOR OF THE BUILDING

LIGHT "L" SHAPED COMMUNAL RECEPTION LANDING With automatic light on timer and UPVC double glazed sealed unit window overlooking the delightful communal rear gardens and towards other properties' gardens immediately beyond. A PERSONAL LIGHT OAK DOOR with central glass panel provides access to this apartment, which briefly comprises;...

LONG ENTRANCE HALL Leading to the...



RECEPTION HALL OF GOOD SIZE With "aged oak" effect panelled style floor and space to display items of furniture. Central heating radiator and an illuminated display niche with cupboard space beneath and adjacent WALK-IN STORAGE CUPBOARD with electric light. White panelled style doors provide access to the rooms as follows;

LOUNGE With UPVC double glazed sealed unit WINDOWS TO TWO WALLS providing VERY GOOD NATURAL LIGHT and DIFFERENT ASPECTS and the front window also has the benefit of additional secondary glazing to provide "TRIPLE" GLAZING and with central heating radiator beneath. Limestone fire surround with an electric glowing coal effect fire, which has a "flicker flame" reflection and an arch shaped display alcove, adding interest and useful recessed storage cupboard.

BREAKFAST-SNACK KITCHEN With the continuation of the "aged oak" effect panelled style floor from the reception hall and WELL PLANNED and VERY TASTEFULLY FITTED with a GENEROUS RANGE of white high gloss fronted base units with long granite working surfaces and a stainless steel inset sink with chrome dual-flow tap and side drainer carved into the granite and beneath the wide, UPVC double glazed sealed unit window and white high gloss shelves matching the units. There is also a DELIGHTFUL OUTLOOK OVER THE COMMUNAL REAR GARDEN plus a view across other properties' gardens beyond and wide expanse of skyline. A range of wall units and deep pan storage drawer - on a soft-closing mechanism and GRANITE BREAKFAST-SNACK BAR with further cupboard space beneath and an adjacent central heating radiator. There is a SECOND UPVC double glazed sealed unit leaded window to the side elevation, DeDietrich range cooker with DeDietrich cooker hood and lights above plus an eye-level NEFF microwave. Colourful stoneslate tiles.

THE IMPRESSIVE MASTER SUITE COMPRISES;...

BEDROOM 1 With A GENEROUS RANGE OF FITTED OAK STYLE FRONTED WARDROBES including two smoked glass doors with lights above plus recessed shelved linen storage unit and a central heating radiator beneath the wide UPVC double glazed sealed unit leaded front window. Two illuminated display alcoves, adding interest.

LUXURYSTYLE EN-SUITE TILED SHOWER ROOM Which also has tiled floor and white fittings comprising impulse wash hand basin - mounted on a wooden style table and with chrome dual-flow tap and illuminated mirror above and low suite WC with concealed cistern. WALK-IN SHOWER with seat and window, large fixed shower head and extractor fan above. Chrome ladder towel radiator.

BEDROOM 2 Or SITTING ROOM or FORMAL DINING ROOM (if preferred) with generous UPVC double glazed sealed unit leaded window from where there is A DELIGHTFUL OUTLOOK OVER THE COMMUNAL REAR GARDEN BENEATH and TOWARDS ESTABLISHED TREES and other gardens beyond and with THE ADVANTAGE OF NO OTHER PROPERTIES' WINDOWS FACING. Central heating radiator.

BEDROOM 3 Or STUDY/HOME OFFICE with fitted display/bookshelves, central heating radiator, corniced ceiling and "TRIPLE" GLAZED WINDOW to the front elevation, ie, UPVC double glazed sealed unit window plus



secondary glazing with fitted horizontal blinds.

SMART TILED BATHROOM With white suite comprising Banacril double ended bath with tiled panel - matching the wall tiles plus a hand-held shower and in a deep alcove, pedestal wash basin with chrome dual-flow tap and mirror above plus an extractor fan over and low suite WC with dual flush. Chrome ladder towel radiator and boiler cupboard housing the WORCESTER condensing combination central heating boiler.

OUTSIDE: Use of the DELIGHTFUL, COMMUNAL MAINLY LAWNED GARDENS which incorporate a large ornamental garden pond with feature waterfalls and very mature carp to observe and enjoy in this LOVELY SETTING. There is a very established rockery adjacent to the garden pond and a slightly raised, sheltered patio for garden relaxation furniture and barbecue equipment and an ideal vantage point to sit and relax and enjoy the garden aspect.

COMMUNAL GRAVELED CAR PARKING AREA At the front of the building and well screened from the road by a variety of very established trees and mature shrubbery and high wall.

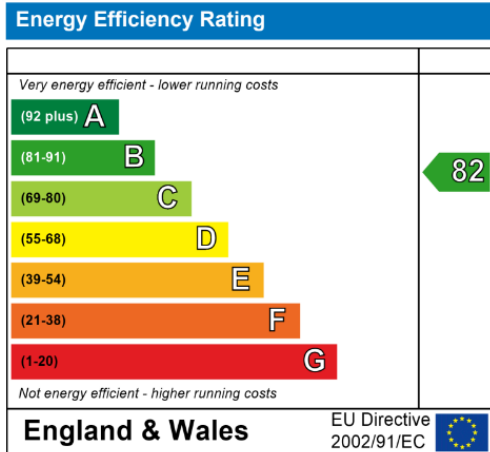
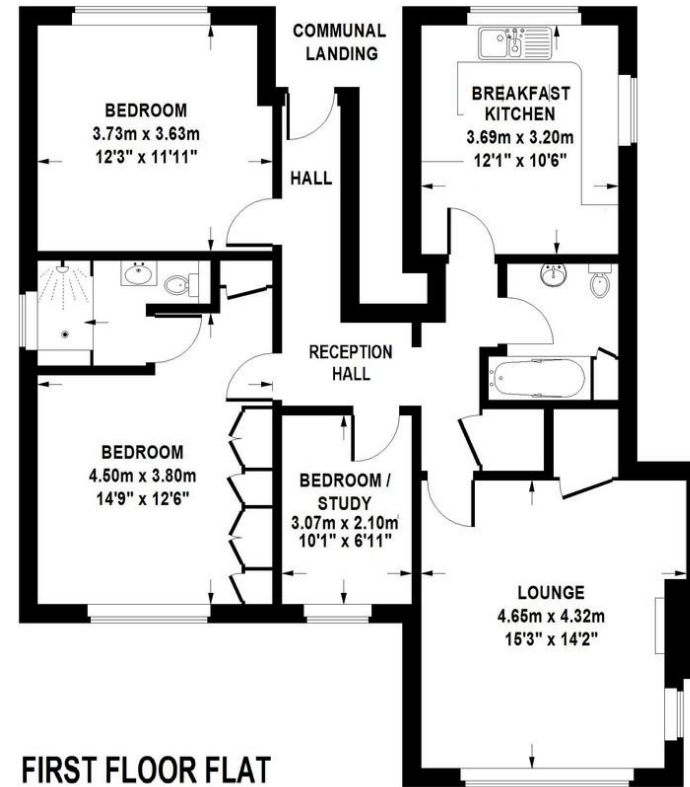
HOBBIES WORKSHOP With WINDOWS TO THE FRONT AND REAR, power points and electric light and ideal for storing garden furniture/barbecue equipment and bicycles, etc.

PLEASE NOTE: The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

VIEWING ARRANGEMENTS: Strictly by appointment through Walker Smale's North Leeds Property Showroom, telephone 0113-2785812.



Floorplan



222 OTLEY ROAD

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID374807)

