

Flat 2, 222 Otley Road, West Park,
Leeds, West Yorkshire, LS16 5AB
£210,000 Leasehold

walkersmale



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An outstanding and rare opportunity for a single person or couple to purchase this "PENTHOUSE" STYLE APARTMENT on the second (top) floor of this IMPOSING, INDIVIDUAL, DOUBLE FRONTED DETACHED RESIDENCE which has BEEN VERY TASTEFULLY and CLEVERLY RECENTLY CONVERTED and is SET WELL BACK from the road in an EXTREMELY CONVENIENT and VIBRANT LOCATION. The apartment, which, has THE ADVANTAGE OF NO-ONE ELSE ABOVE, enjoys EXCELLENT WINDOW PRIVACY and there is A BALCONY with outlook towards established tree-tops plus passing interest on Otley Road. Benefiting from AN IMAGINATIVE and VERY INDIVIDUAL LAYOUT and with IMMENSE CHARM and CHARACTER, the apartment includes TWO BEDROOMS featuring A MOST IMPRESSIVE MASTER SUITE with DRESSING ROOM and EN-SUITE FULLY TILED SHOWER ROOM and offers AN EXCELLENT FIRST PURCHASE OPPORTUNITY in this sought after residential area. The VERY CONTEMPORARY, OPEN PLAN and WELL LIT LIVING SPACE is IDEAL FOR RELAXED LIVING and also FOR ENTERTAINING and AN INTERNAL INSPECTION IS ABSOLUTELY ESSENTIAL to appreciate this "READY TO WALK-INTO" HOME which has THE BENEFIT OF IMMEDIATE VACANT POSSESSION and NO CHAIN ABOVE. The apartment also has USE OF THE DELIGHTFUL, COMMUNAL, MAINLY LAWNED GARDENS and the COMMUNAL GRAVELED CAR PARKING AREA approached via electrically operated, remote controlled gates.

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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 and VELUX WINDOWS, as described below.

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 leads to the...

TURNED STAIRCASE With CARPET, automatic light on timer and wide handrail (shared with only one other apartment) and providing access to the...

FIRST FLOOR OF THE BUILDING

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

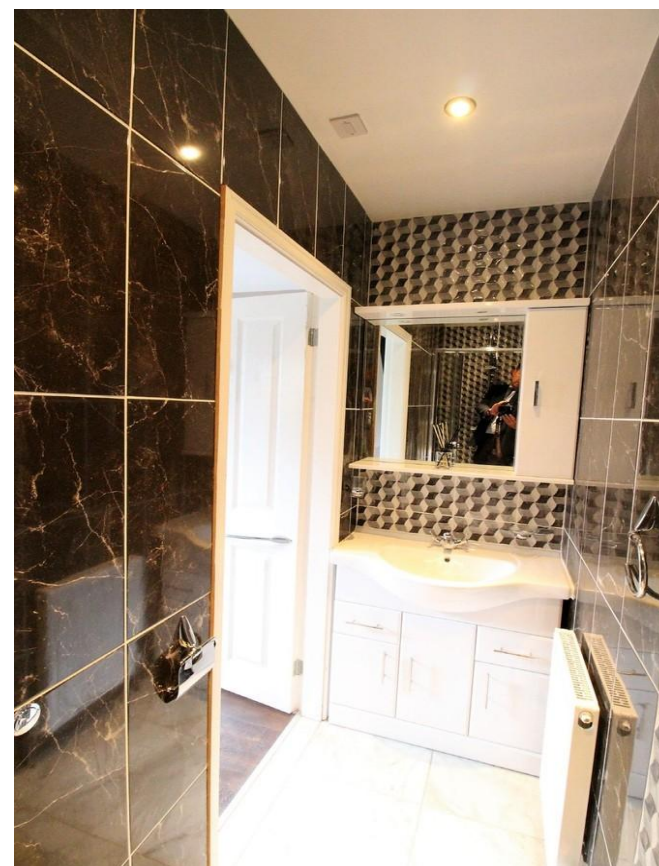
ENTRANCE SQUARE From where there is A STAIRCASE with FITTED CARPET and handrail on one side, leading to the...

RECEPTION HALL With central heating radiator and roof light providing some natural light and white panelled style doors to the rooms.

SITTING ROOM WITH ADJOINING DINING AREA AND CONNECTING BREAKFAST-SNACK KITCHEN In a SUPERB, CONTEMPORARY STYLE, OPEN PLAN LAYOUT with INDIVIDUALITY and IMMENSE CHARM and CHARACTER and this arrangement is IDEAL FOR RELAXED LIVING and ALSO FOR ENTERTAINING, and comprises:...

SITTING ROOM With TWO MATCHING VELUX WINDOWS and painted beams plus two FEATURE COCONUT TRUNKS creating "COLUMNS". Central heating radiator and access to the WALK-IN BOILER ROOM housing the ideal LOGIC condensing combination central heating boiler and with electric light.

ADJOINING DINING AREA With fitted contemporary black granite table incorporating a concealed circular shaped glass shelf beneath and



chrome legs and adjacent to the UPVC double glazed sealed unit French style doors leading to....

A BALCONY With wrought iron railings and space for a garden relaxation chair and from where there is A VERY PLEASANT OUTLOOK TOWARDS TREE-TOPS plus PASSING INTEREST on the Otley Road. Black granite ledge with colourful ceramic splash tiling and central heating radiator beneath and recessed Hotpoint fridge/freezer with adjacent recessed shelved storage unit.

CONNECTING BREAKFAST-SNACK KITCHEN Also with TWO MATCHING VELUX WINDOWS on opposite walls and a BLACK GRANITE BREAKFAST-SNACK BAR with colourful ceramic splash tiling and central heating radiator beneath. There is a GENEROUS RANGE of base units including deep pan storage drawer on a soft closing mechanism and WINE COOLER as well as a LONG BLACK GRANITE WORKING SURFACE with colourful ceramic splash tiling, which provides an attractive contrast with the light coloured units. The FIVE BURNER GAS HOB is in a black granite surround and has a three-speed cooker hood with lights in a canopy above and with an adjacent UPVC double glazed sealed unit window. There is also a Hotpoint electric, fan assisted oven with grill. Circular shaped inset sink with chrome dual-flow tap and circular shaped drainer beneath a "picture" window, providing very good natural light. Halogen down-lighters to the "domed" style ceiling, for added effect.

THE IMPRESSIVE MASTER SUITE COMPRISES;....

BEDROOM 1 With "aged oak" effect panelled style floor, TWO MATCHING VELUX WINDOWS each with a fitted blackout blind and A LOVELY WIDE EXPANSE OF SKYLINE. Central heating radiator.

CONNECTING DRESSING ROOM With a VELUX WINDOW and central heating radiator.

EN-SUITE, FULLY TILED SHOWER ROOM With shower cubicle approached via a sliding folding glass door and with large fixed tropical rain forest shower head plus a hand-held shower, wash hand basin with chrome dual-flow tap and toiletries cabinet and drawer beneath plus an illuminated vanity mirror above and low suite WC with concealed cistern and dual flush. Central heating radiator and an extractor fan to the ceiling.

THE GUEST SUITE COMPRISES;....

BEDROOM 2 Which has a Velux window with fitted blackout blind, central heating radiator and "aged oak" effect panelled style floor.

EN-SUITE BATHROOM With FULLY TILED WALLS and floor (three different tiles creating a very attractive overall appearance) and the white suite comprises panelled corner bath with chrome dual-flow tap plus SHOWER ATTACHMENT, wash hand basin also with chrome dual-flow tap and towel cupboard beneath plus mirror fronted toiletries cabinet above and low suite WC with concealed cistern. Chrome ladder towel radiator and an extractor fan.

There is also THE ADVANTAGE OF ACCESS TO THE BATHROOM FROM



THE RECEPTION HALL and consequently the bathroom also offers a CLOAKROOM/TOILET FACILITY FOR VISITORS if required.

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 place 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, mature shrubbery and a high wall.

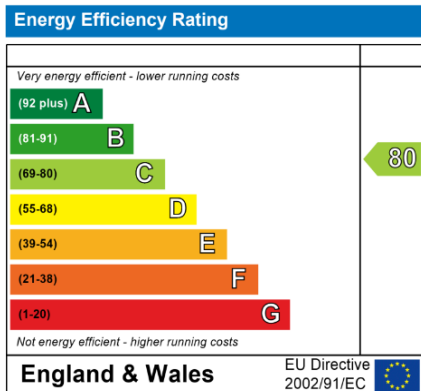
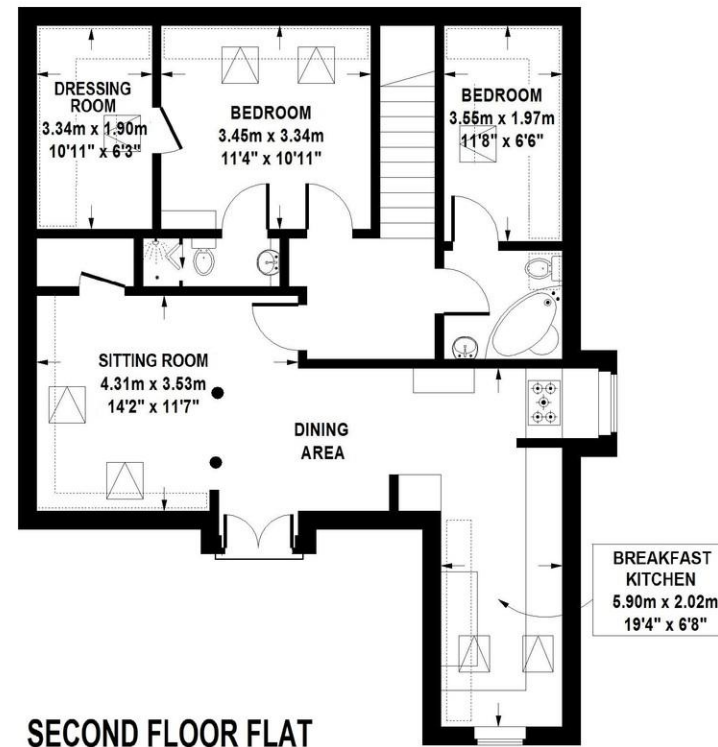
HOBBIES WORKSHOP With natural light plus electric light and double power point and also ideal for storing garden furniture and bicycles, etc.

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

= REDUCED HEADROOM BELOW 1.5 m / 6'0"



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. (ID 374810)