

Ground Floor Flat, 222 Otley Road, West Park,
Leeds, West Yorkshire, LS16 5AB
£350,000 Leasehold

walkersmale

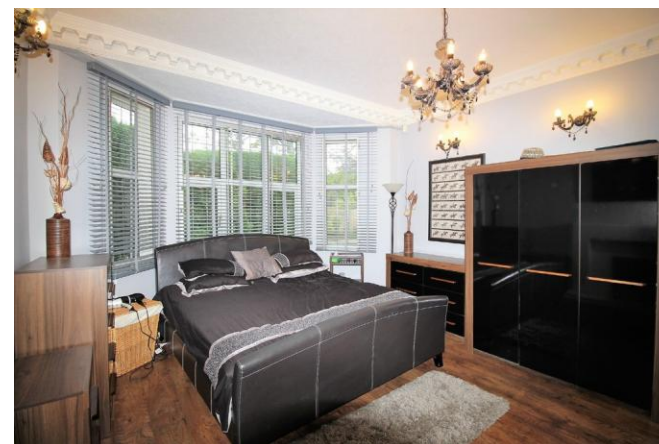


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Forming the ground floor of this IMPOSING, INDIVIDUAL, DOUBLE FRONTED DETACHED RESIDENCE - which has BEEN VERY TASTEFULLY and IMAGINATIVELY CONVERTED to create only three luxury apartments, AN OUTSTANDING and RARE OPPORTUNITY in this EXTREMELY CONVENIENT LOCATION to purchase A MOST IMPRESSIVE, SELF-CONTAINED, GROUND FLOOR APARTMENT. Set back and well screened from the road in DELIGHTFUL, ESTABLISHED, PRIVATE COMMUNAL GROUNDS and approached via wide, electrically operated remote controlled twin decorative wrought iron gates, the apartment would be IDEAL FOR A BUSINESS COUPLE/RETIREMENT and has the advantage of IMMEDIATE ACCESS to regular public transport facilities to Leeds city centre via Headingley and the university. The BEAUTIFULLY PRESENTED ACCOMMODATION has ROOMS OF VERY GOOD PROPORTIONS with high ceilings including TWO DOUBLE BEDROOMS (each with an "en-suite" facility) and THE GENEROUS RECEPTION SPACE is ideal for relaxed living and also for entertaining. Our clients have successfully and sympathetically combined the LOVELY TRADITIONAL FEATURES with the CONTEMPORARY STYLE AND PLANNING IN THE INDIVIDUAL LAYOUT to create a SUPERB "ready to walk-into" home which is DECORATED, FITTED and APPOINTED TO A HIGH STANDARD. An early internal inspection is STRONGLY RECOMMENDED TO APPRECIATE THE QUALITY, SPACE and STYLE and there is also TANDEM CAR STANDING SPACE to the side of the building with the advantage of IMMEDIATE ACCESS TO THIS APARTMENT via a personal side entrance door.

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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, which, has GAS CENTRAL HEATING, also has THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT WINDOWS and the GENEROUS, WELL PROPORTIONED ACCOMMODATION briefly comprises:

HANDSOME ORIGINAL OAK FRONT DOOR Set in a deep, arch shaped

brick recess, immediately creating interest and character and also providing covered access to the door, which leads to the....

RECEPTION HALL With ornate cornice to the ceiling - which has a complementing decorative centre piece and laminate dark oak panelled style floor. Central heating radiator.

TILED GUEST CLOAKROOM With the continuation of the laminate dark oak panelled style floor from the reception hall providing an attractive contrast with the white fittings, which comprise low suite WC and wash hand basin with wall mirror above, central heating radiator and an extractor fan to the ceiling.

DRAWING ROOM Which is a VERY ELEGANT, WELL-LIT ROOM by virtue of the UPVC double glazed sealed unit leaded windows TO TWO WALLS and the main one of which is AN IMPRESSIVE WIDE and TALL BAY WINDOW to the side elevation. The front window is an interesting oriel style window with deep display sill and there is decorative dentil cornice to the high ceiling - which also has an ornate centre piece plus a picture rail enhancing the elegance and style. Black granite fire surround with period style interior and matching black granite hearth with a real flame coal effect gas fire and a most attractive feature and very much the focal point of the room. Hardwood panelled floor, enhancing the charm and character of this room which also has a second central heating radiator.

KITCHEN WITH ADJOINING LIVING-BREAKFAST/SNACK ROOM In a very attractive, contemporary style, open-plan arrangement - ideal for relaxed living and also for entertaining and with tiled floor in an "aged oak" wood panelled style, creating a very appealing overall appearance and comprising;....

LIVING-BREAKFAST/SNACK ROOM With colourful long and wide double thickness GRANITE BREAKFAST-SNACK TABLE and deep storage unit beneath. Characterful exposed "beamed" ceiling with halogen down-lighters for added effect plus spotlight, thirty-two bottle wine rack and



two matching glass fronted china/display cabinets either side of the UPVC double glazed sealed unit leaded window and with beech wood block surface beneath. Base unit and drawers and tumbled marble style splash-back plus concealed lighting and atmospheric floor level lighting. Central heating radiator, useful deep recessed larder cupboard and plumbing for automatic washing machine. A wide and tall aperture leads to the adjoining.....

KITCHEN Which is WELL PLANNED and VERY TASTEFULLY FITTED with a GENEROUS RANGE of base units with beech wood block working surfaces incorporating a one and a half bowl stainless steel inset sink with single side drainer and dual-flow tap beneath the large UPVC double glazed sealed unit leaded rear window, providing EXCELLENT NATURAL LIGHT and also from where there is THE BENEFIT and PLEASURE of a DELIGHTFUL OUTLOOK OVER THE COMMUNAL GARDENS. There is a second UPVC double glazed sealed unit leaded window to the side elevation providing additional natural light and a different aspect and the BRITANNIA range cooker comprises six burner gas hob with two

electric ovens beneath and the main one of which is fan assisted and has a BRITANNIA cooker hood above in stainless steel canopy. SIEMENS automatic dishwasher and the ideal LOGIC condensing combination central heating boiler is concealed from view. There is space for an upright fridge freezer, central heating radiator and UPVC double glazed sealed unit leaded side outer door providing immediate access to/from the car standing spaces to be allocated to this apartment.

THE MASTER BEDROOM Has an almost full width UPVC double glazed sealed unit leaded window to the front elevation and ornate dentil cornice to the ceiling plus a decorative centre piece and fire surround with pebble effect real flame gas fire. DOUBLE ENDED BATH on a ceramic tiled plinth with step-up, chrome dual-flow tap plus a hand held shower and set in an arch shaped alcove with colourful ceramic tiles inset. Feature oak panelled style floor and a second window to the side elevation, adding interest.

THE GUEST SUITE (Or perhaps for a teenager within the family to have their own separate, private space) comprises;...

SECOND DOUBLE BEDROOM With an EXTENSIVE RANGE OF FITTED BEDROOM FURNITURE in maple wood style finish (virtually only the bed required to complete the room!) and the dark oak panelled style floor provides an attractive contrast with the lighter coloured bedroom furniture. The dressing table is virtually the full width of the room and is fitted beneath the UPVC double glazed sealed unit leaded rear window - from where there is A DELIGHTFUL OUTLOOK OVER THE COMMUNAL GARDENS. Central heating radiator.

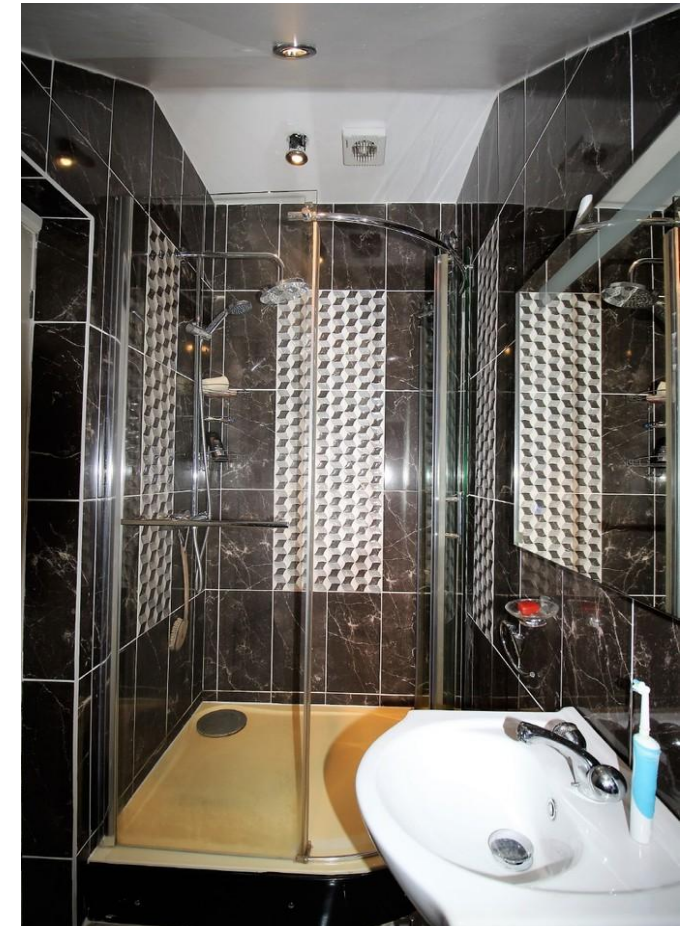
EN-SUITE FULLY TILED SHOWER ROOM Which also has a tiled floor and WIDE SHOWER CUBICLE which has sliding, curve shaped glass door, large fitted tropical rain forest shower head plus a hand-held shower and extractor fan above. The white fittings comprise wash hand basin with chrome dual-flow tap and toiletries cabinet beneath and low suite WC. Mirror with digital clock inset and adjacent electric shaver point.

OUTSIDE: CRAZY PAVED YORKSHIRE STONE TANDEM CAR STANDING SPACE to the side of the building is to be allocated to the ground floor apartment and has the advantage of IMMEDIATE ACCESS TO THE APARTMENT via a personal side entrance door.

HOBBIES WORKSHOP/STORE PLACE For garden furniture and bicycles, etc, which has a power point and good natural light and is approached via a UPVC double glazed sealed unit door with adjacent UPVC double glazed sealed unit leaded window.

USE OF THE DELIGHTFUL COMMUNAL, WELL MAINTAINED, MAINLY LAWNED GARDENS Which incorporate a large ornamental garden pond with waterfall features and very mature carp TO OBSERVE AND ENJOY IN THIS LOVELY SETTING. There is an established rockery adjacent to the pond and a slightly raised, sheltered patio for garden relaxation furniture and barbecue equipment and this is an ideal place to sit and relax and enjoy the delightful aspect over the garden.

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.

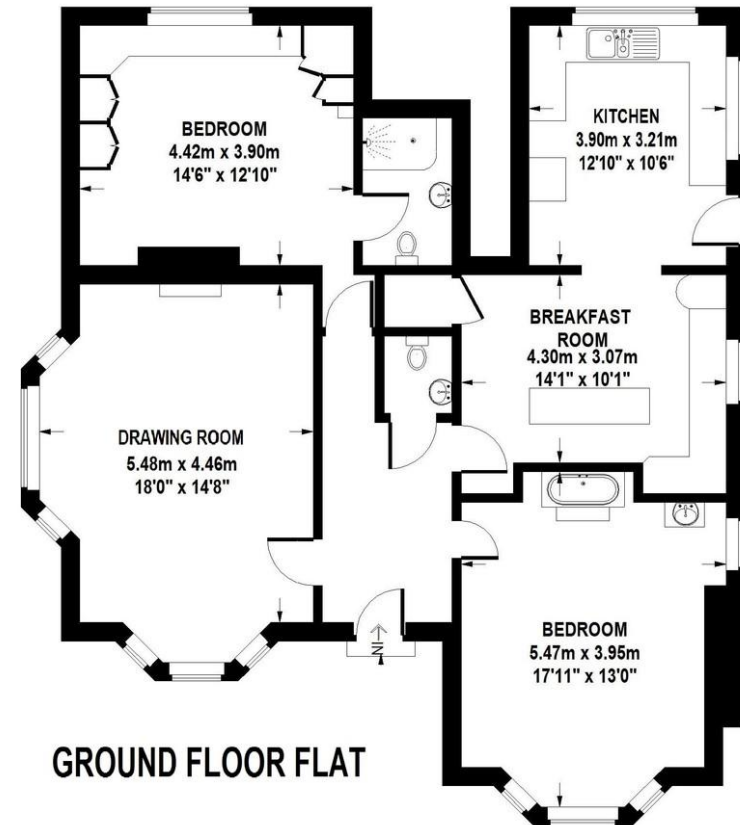


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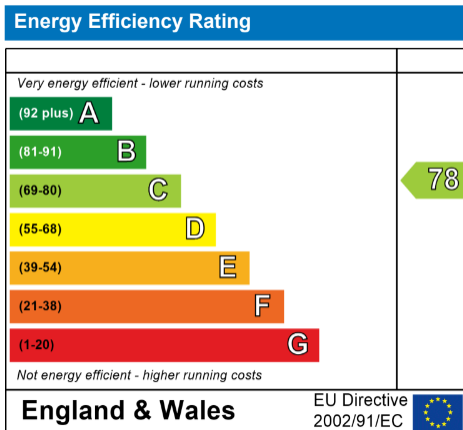


Floorplan



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. (ID374806)



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