



Woodbine Terrace, Headingley, LS6 4AF

This stunning, beautifully presented and elegant, four-bedroom period property has been upgraded by the current owners into a very splendid family home. Rich in character and original period features, this exceptional home seamlessly blends Victorian charm with stylish modern living. Situated within the highly desirable Far Headingley conservation area in a backwater setting with gardens to the front and private enclosed courtyard to the rear.

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9 Woodbine Terrace, Headingley, LS6 4AF

Guide Price: £699,000

- A fantastic, 4 bedroom, period home arranged over four spacious floors
- This is a great opportunity to buy such a special home
- Approx 2786 sq,ft modern mix with a wealth of period features throughout
- Very flexible living, with a lower level that is so social
- Quiet and secluded setting with stunning aspect
- Headingley location with Meanwood Park on your doorstep
- Outside - gardens front and private rear courtyard
- No onward chain



Dating back to 1874, this magnificent Grade II Listed Victoria stone terrace is an exceptional family home that effortlessly combines character with contemporary comforts. Occupying a prime position within the prestigious Far Headingley Conservation area, the property retains an abundance of original features creating a home full of elegance and charm.

The lower ground floor is dedicated to impressive open plan kitchen / living, with a spacious dining kitchen that is ideal for everyday family life and entertaining. The kitchen has a range of beautifully fitted wall and base units with kitchen island centre and attractive herringbone oak flooring. A utility room, useful storage area and guest WC completes this floor while direct access leads to a private enclosed rear courtyard.

The main entrance is located on the first floor with welcoming hall leading to the principal reception rooms. The elegant lounge enjoys a beautiful bay window overlooking the gardens to the front with striking fireplace, double doors lead into a second reception room which offers excellent versatility as a family room, snug or home office. Across the upper floors are four bedrooms, three of which are generously proportioned, providing flexible accommodation for a growing family or those working from home. The spacious family bathroom is conveniently positioned to serve three bedrooms and features a free-standing bath and separate

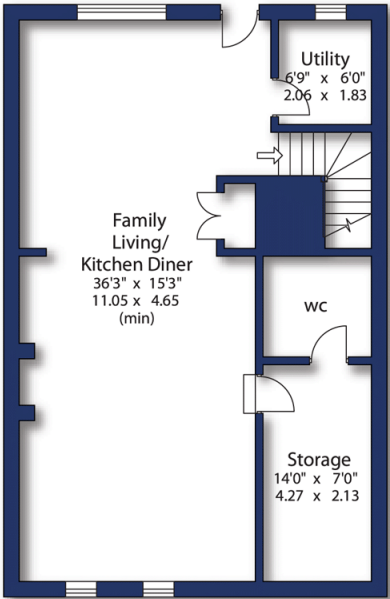
walk-in shower. The top floor provides a further double bedroom with Velux windows, a walk in wardrobe and separate shower room creating an ideal guest suite or principal bedroom.

Outside, the beautifully maintained open plan front gardens are a unique feature of Woodbine Terrace, with each owner enjoying their own section. The private rear courtyard offers a peaceful and secluded outdoor space with the added benefit of off-road parking to the private road at the rear.

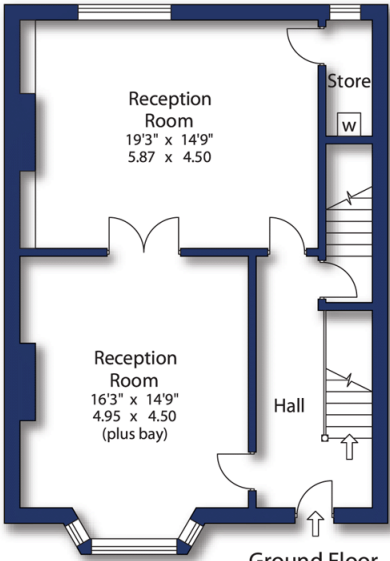
An early viewing is strongly recommended to appreciate the quality and space on offer along with the desirable location.

Set within this sought after conservation area of Headingley to the North-West of Leeds, and barely five miles from the centre, the property is within easy walking distance of the centre of Headingley, which has an excellent choice of restaurants, bars, shopping facilities and other very good local amenities. Meanwood is also a few minutes' walk away, with Waitrose and Meanwood park on your doorstep, making this a very desirable place to live.

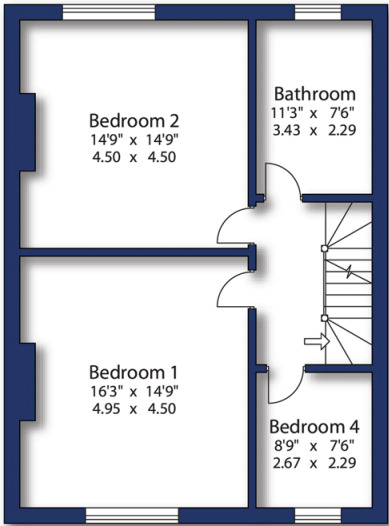
Approx Gross Floor Area = 2786 Sq. Feet
= 258.9 Sq. Metres



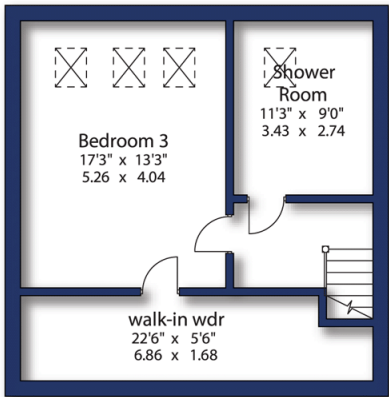
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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Contact us



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Directions

What3Words frog.epic.those

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently E
-

Tenure, Services & Parking

- Freehold
- Mains services connected / Grade II Listed
- Parking access to the private road at the rear

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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