



Guide Price £499,000

- Delightful family home next to Meanwood Park
- Living dining kitchen ideal for contemporary living
- Large lounge with bay window and feature fireplace
- Three good double bedrooms/modern house bathroom
- Potential to further extend, subject to necessary consents
- Integral garage and driveway with ample parking
- Generous mature gardens to rear/woodland aspect
- Walking distance to Meanwood Park, schools and local amenities

2 Hollin Drive, Leeds, North Yorkshire, LS16 5NE

An exciting opportunity to purchase a three bedroom family home within Weetwood. Situated in this highly convenient location, just a few minutes from parkland, amenities and excellent schools on the doorstep. Brilliant access into the City Centre of Leeds, yet tucked away on a popular street. The location and aspect is hard to find, don't miss this opportunity! No onward chain.

273 Otley Road, West Park, Leeds, LS16 5LN
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2 Hollin Drive, Leeds, North Yorkshire

General remarks

A superb 1930's family home, conveniently situated in this quiet, leafy cul de sac location. Offering stunning accommodation set over two floors with private landscaped gardens, a garage, plus ample parking, ready for a buyer to move into and enjoy living in this beautiful home, which is situated in this very pleasant and convenient location in Weetwood. The house has been updated

by the current owners - you won't be disappointed with the quality of the fixtures and fittings. The property has further scope, if a buyer wished to extend. (Subject to relevant permissions/regulations).

In brief, the property comprises an entrance hall with oak flooring, useful understairs cupboard and door leading to the integral garage. The spacious lounge to the front has a stained glass bay window and feature fireplace, whilst to the rear there is a lovely open plan living/dining/kitchen with garden access ideal for contemporary living. The welcoming kitchen has been recently fitted by the current owners, and they have also installed a new boiler. To the first floor there are three double bedrooms and a modern family bathroom.

Outside to the front a block paved driveway leads to the integral garage. To the rear, the private landscaped garden has a large patio area ideal for entertaining, separate lawned areas and mature planting, raised beds and wild garden. There is a wooded aspect to the back of the garden giving you so much privacy along with a tranquil setting.

The property is perfectly situated in a very desirable area next to Meanwood Park and close to a wide range of amenities including a Waitrose, bars and restaurants, recreational facilities, as well as highly regarded primary and secondary schools. Nearby Headingley is a vibrant hub with a further range of bars and restaurants. Transport links are superb, with easy access into Leeds City Centre and the ring road, whilst for those travelling further afield Leeds Bradford International Airport is at nearby Yeadon.

Tenure

Freehold

Thinking of selling?

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice.

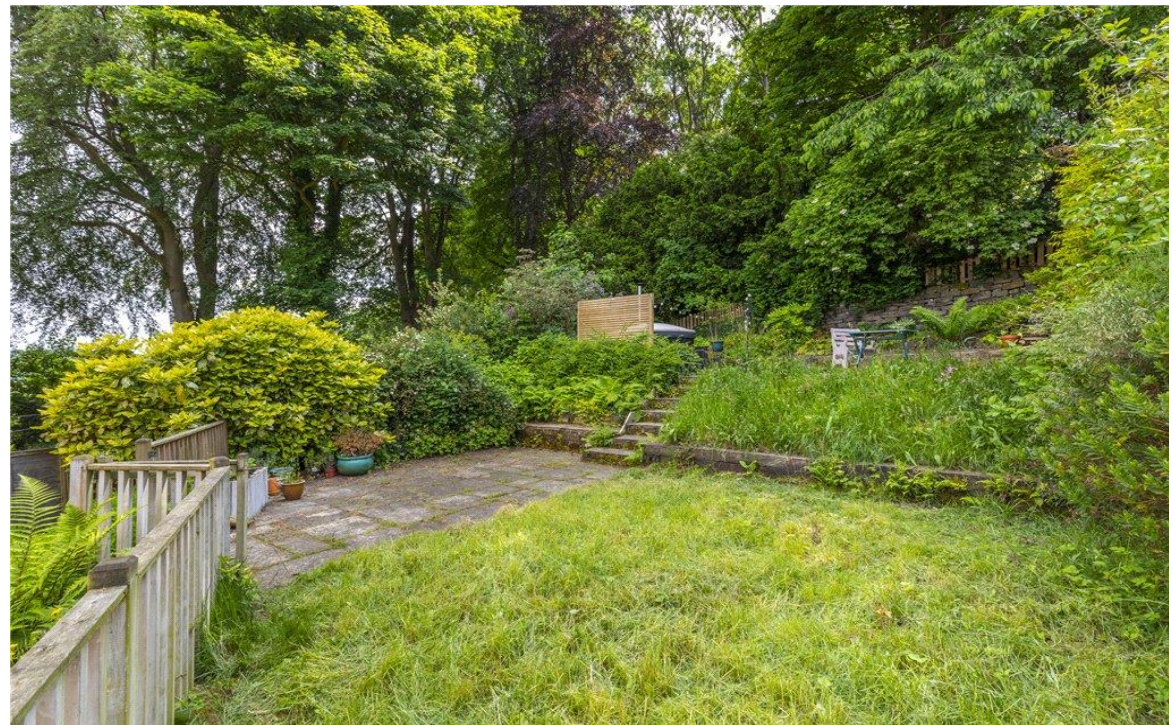
Agent's notes

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. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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Ref: ILK220199



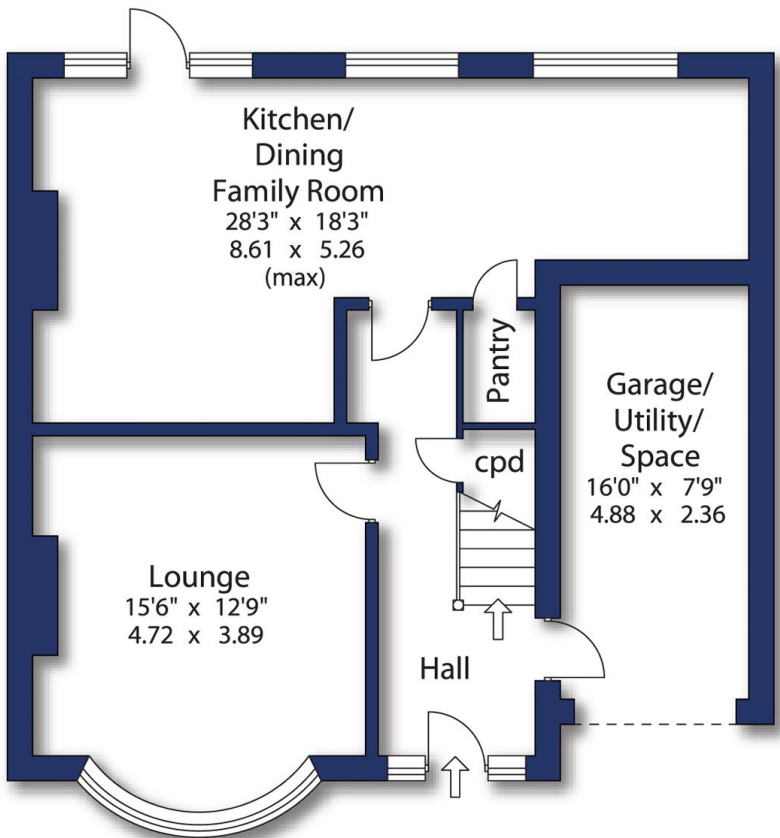
ARRANGE A VIEWING



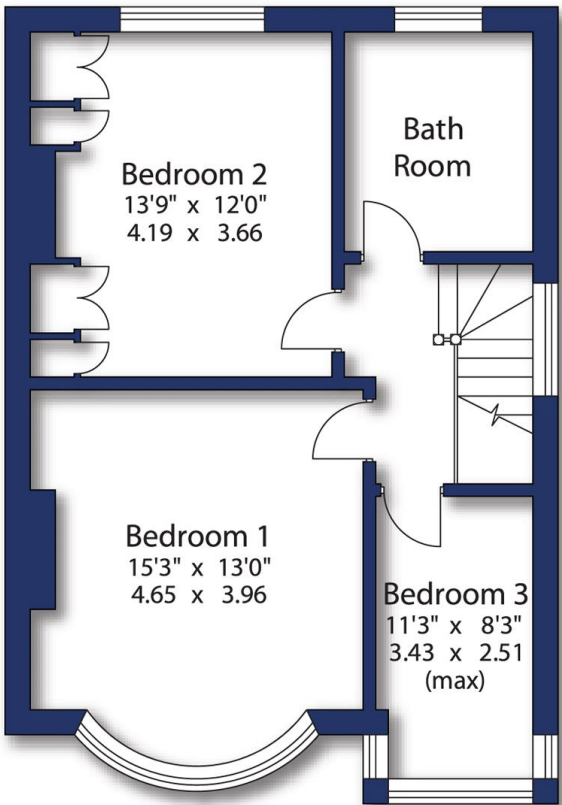
Call 0113 2304330 or email
northleeds@dacres.co.uk

Floorplans

Approx Gross Floor Area = 1185 Sq. Feet
 = 110.09 Sq. Metres



Ground Floor



First Floor

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**Mortgage
Advice Bureau**

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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