



Guide Price £650,000

- A spacious characterful period home nestled in Far Headingley conservation area
- Spacious new kitchen/dining/family room
- Five double bedrooms, two bathrooms
- Private landscaped gardens, beautiful aspect
- Flexible living throughout, period home
- Quiet location but yet everything on your doorstep
- Private road for the terraces
- Extensive basement/cellar

Victoria Terrace, Headingley, Leeds, LS6 4BE

Located on Victoria Terrace within Headingley, this is a rare opportunity to acquire a substantial stone residence in this desirable location. This characterful family home offers generous accommodation finished to a high standard in a secure and stunning natural environment, conveniently situated close to schools, amenities, cafes, cinema, and parkland.

273 Otley Road, West Park, Leeds, LS16 5LN

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An exciting opportunity to acquire this elegant handsome home, very early part of the Victorian era (which has Grade II Listed building status). An ideal purchase for buyers looking to settle down in this highly desirable residential area of Headingley. The property is brimming with original features and boasts a South facing private enclosed rear garden. The property briefly comprises: - Entrance Hall with feature ceiling arch and grand staircase, elegant sitting room which overlooks the garden and has a feature stone fireplace, a separate family dining/kitchen ideal for a family life and entertaining. The kitchen is newly fitted the owners have had a new bespoke built in kitchen with built in appliances and breakfast cupboard and pantry, which comprises an attractive

range of units, a central island and access to the rear courtyard. To the lower level, there is a vast basement which has a good head height, provides excellent storage and is used a utility space, garden store, wine store with stairs leading to the garden, ideal for access. On the first floor: landing, master bedroom with built in wardrobes, garden views, two further double bedrooms and family home bathroom with shower over the bath. To the second floor is a further two double bedrooms both with Velux windows, one has an en-suite shower room and there is a large landing space ideal if you plan on working from home. Externally, the front enjoys south facing garden, stone flagged patio ideal for outside entertaining with steps down to a fabulous lawned garden with attractive lawn, mature shrubs and hedge boundaries with an ample privacy. This homes offers flexibility and versatile living, please call the office to

book a viewing.

The property is situated in this highly sought after residential location close to the centre of Headingley where there are extensive shopping amenities and transport services and also a wide choice of recreational facilities to choose from such as cafes and a cinema, Waitrose within a few minutes' walk. The property is ideally placed for travelling into the centre of Leeds and with the Leeds Outer Ring Road close by, travelling to the surrounding cities and towns of Bradford, Harrogate and York is made easy. Meanwood Park, Becketts Park and The Hollies are also close by providing popular recreational facilities together with the Village Hotel and Gym at nearby West Park.

Directions

what3words venues.react.legs

Local Authority & Council Tax Band

- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- All Mains services
- Conservation area
- Limited off street parking on a private road.

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.

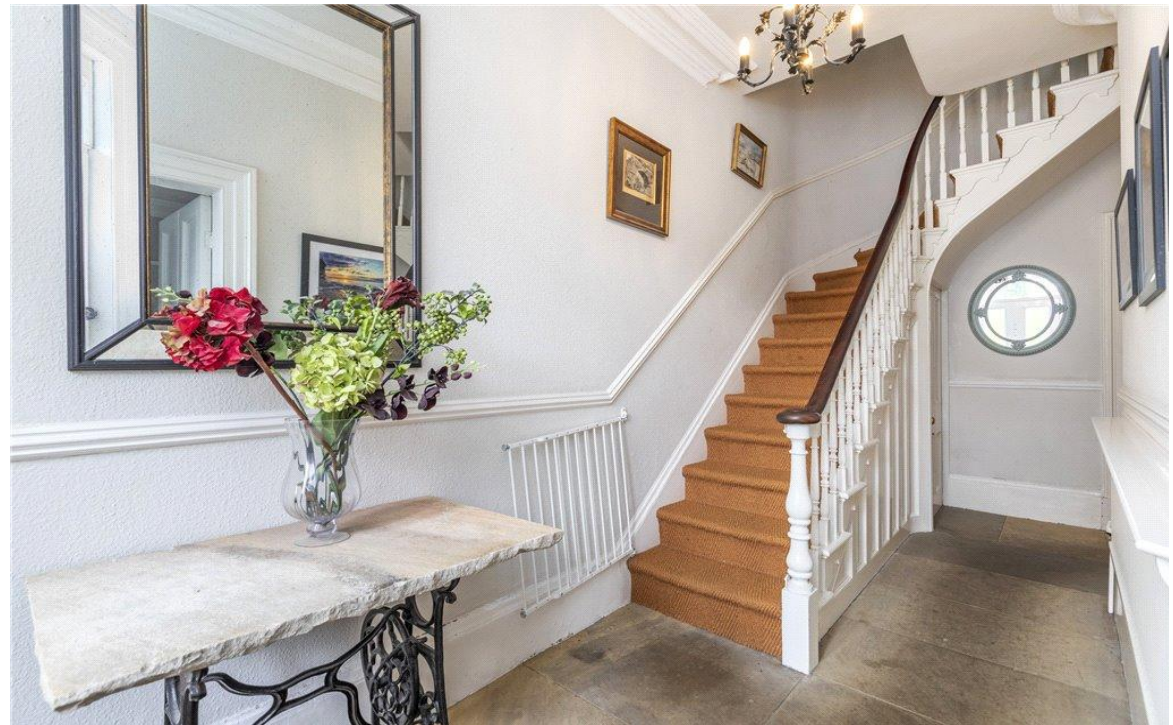
Buyer Anti Money Laundering Checks

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

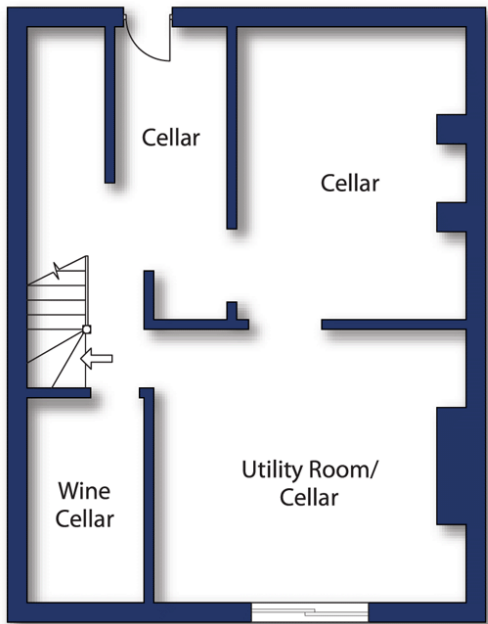
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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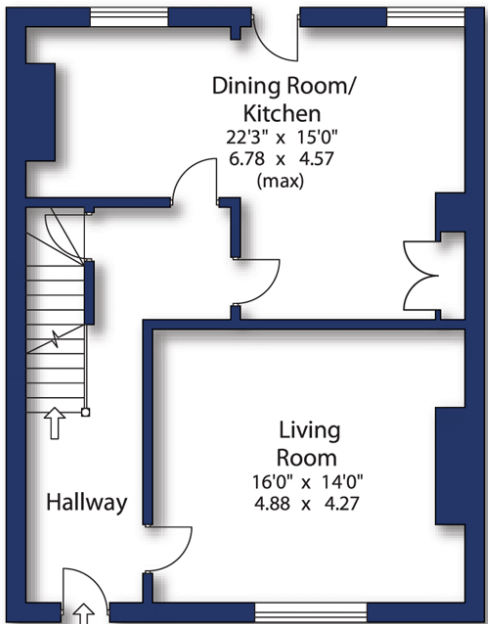
Floorplans

Approx Gross Floor Area = 2438 Sq. Feet
(inc. Cellar)
= 226.4 Sq. Metres

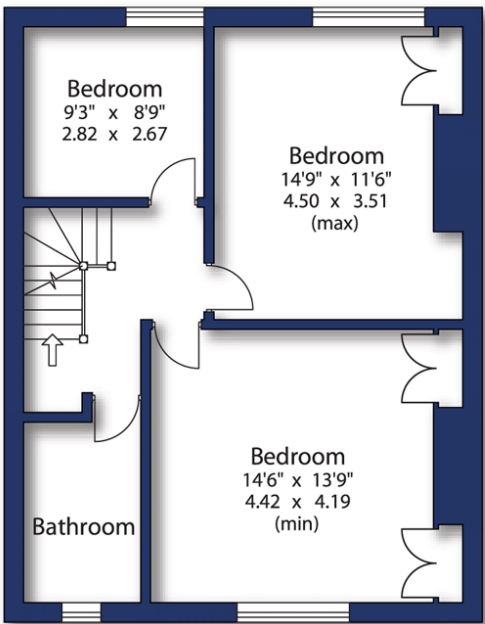


Lower Ground Floor

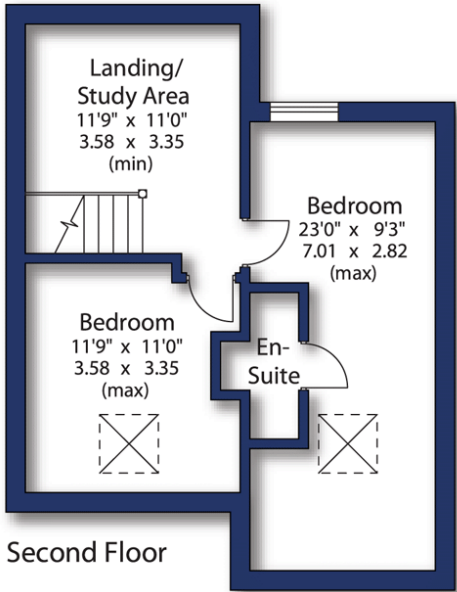
Approx Gross Floor Area = 1819 Sq. Feet
= 168.9 Sq. Metres



Ground Floor



First Floor



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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