Dacre, Son & Hartley

20 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY

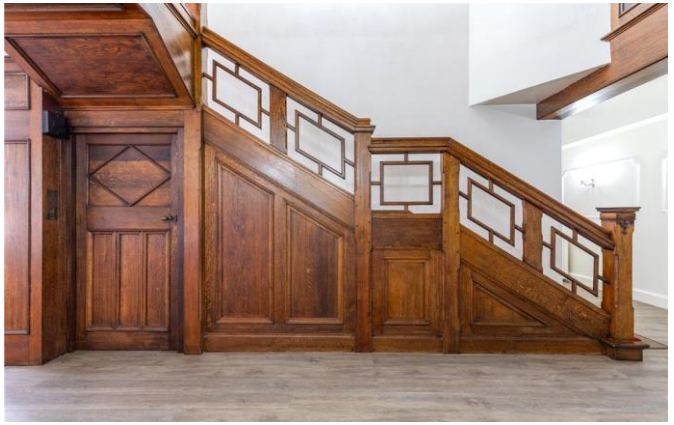


Weetwood Grange, Weetwood Lane, Leeds, West Yorkshire, LS16 5PJ

A sense of period grandeur permeates this stunning six bedroom, 5,527 square foot semi- detached house in the exclusive North Leeds, plus the annex (438 sq,ft) neighbourhood of Weetwood. The property occupies a rare position down a private driveway.

273 Otley Road, West Park, Leeds, LS16 5LN
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Weetwood Grange, Weetwood Lane, Leeds, West Yorkshire, LS16 5PJ

Offers Over: £875,000

- Stunning period stone residence
- Idyllic sought after Weetwood location
- Property requires updating/ refurbishment
- Potential for fabulous family home or investment opportunity
- Grade 2 listed, spanning over three floors
- Approx 5527 sq,ft (plus an annex) of living space
- Fantastic Schools, parks and great amenities on the doorstep







General remarks

A rare and wonderful opportunity to acquire a period house of generous proportions, now in need of renovation throughout, with attached, one bedroom annex set in a delightful plot, Weetwood Grange enjoys a lovely setting tucked away down a private driveway, secluded on the edge of Weetwood. This charming and distinctive property retains an extensive range of original period features. Weetwood Grange has not been on the market in over 20 years, and this is a very rare opportunity for someone ready to refurbish a grand property and give this stunning home a new lease of life. This family home is ready to be invested in and welcomes a buyer to update this period home and enjoy putting their own stamp on the property.

Weetwood Grange offers many impressive well preserved original features including oak panelling, decorative ceiling, exposed beams, decorative ceiling and wall mouldings, deep skirtings and timber doors. The property in brief comprises; five reception rooms, along with a breakfast kitchen with log burner, cloakroom, shower room and rear door with utility services & wc, access to the substantial cellar which could have further potential with (necessary planning permissions) plus a self-contained one bedroom annex to the ground floor with its own entrance. To the first floor; six double bedrooms and one very large house bathroom, including a master with ensuite (pluming only).

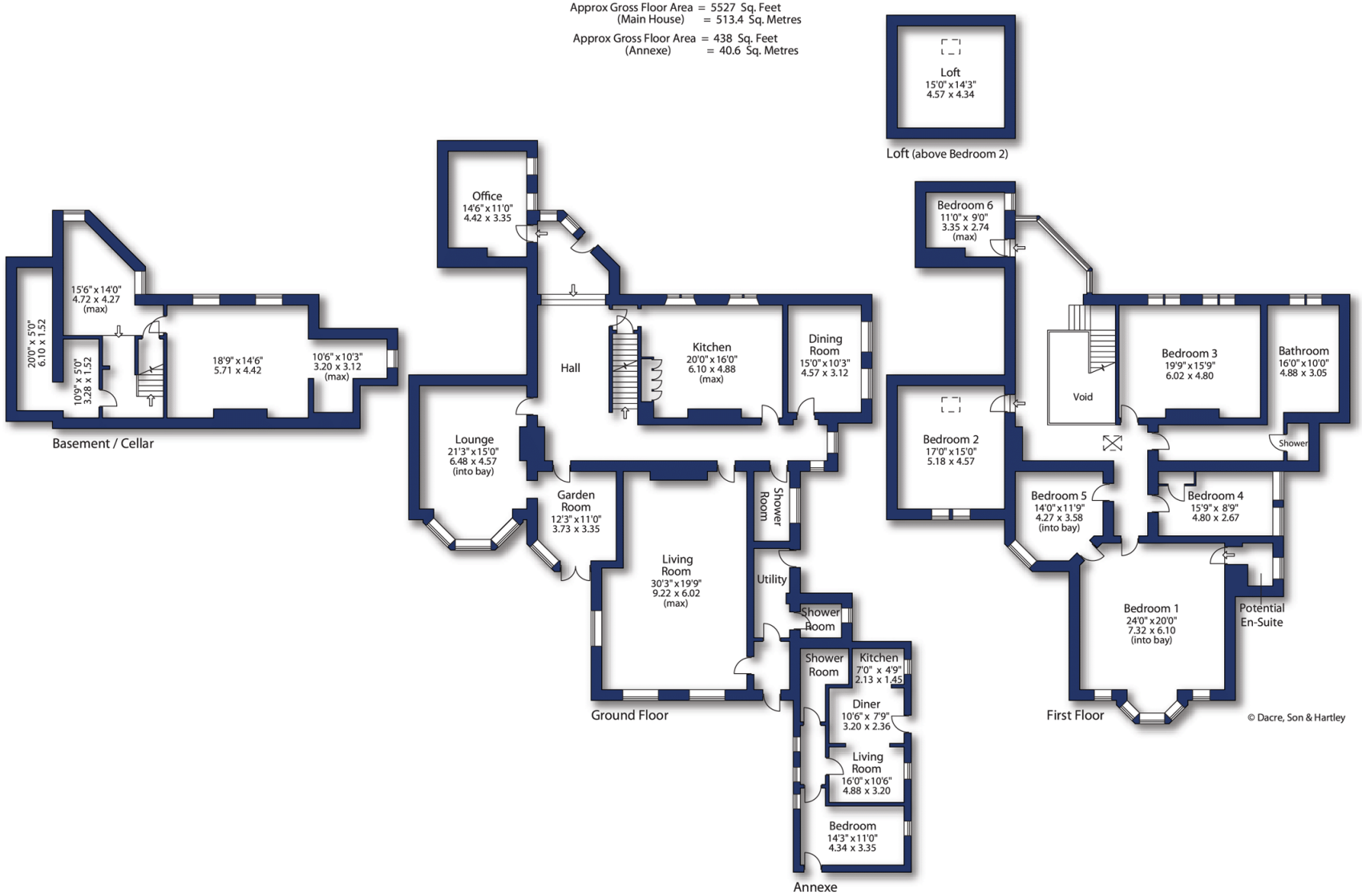
There is so much versatile space, which offers very flexible living, and lots of retaining character throughout such as the magnificent sweeping return staircase with gallery landing.

An early viewing is recommended to appreciate the sizeable accommodation, its versatility and the sought after location. The property is situated in this highly sought after residential location close to the centre of Weetwood where there are extensive shopping amenities and transport services and also a wide choice of recreational facilities to choose from. 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 Harrogate and York is made easy. Meanwood Park, Becketts Park and The Hollies are also on the doorstep, providing popular recreational facilities together with the Village Hotel and Gym at nearby West Park.

Floorplans

Approx Gross Floor Area = 5527 Sq. Feet
(Main House) = 513.4 Sq. Metres

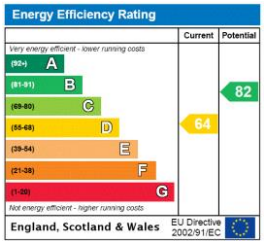
Approx Gross Floor Area = 438 Sq. Feet
(Annexe) = 40.6 Sq. Metres



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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold- Grade 2 listed
- Private Road and driveway with parking
- All mains services
-

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Outdoor mobile coverage (excluding 5G) is also available from at least one of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: https://checker.ofcom.org.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. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral Fees

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ARRANGE A VIEWING

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