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Letting Agents

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Ross Grove  
Leeds  
LS131BB  
£195,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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## Property Details

- Two Bedroom Terraced House
- Generous Storage Space
- Large Cellar with Utility Space
- Set Over 4 Floors
- Attractive Front Garden
- Kitchen
- Period Features
- High Ceilings and Large Windows
- Spacious Bathroom with Underfloor Heating
- Ample Roadside Parking

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## Property Description

Situated off Upper Rodley Lane in a popular residential area bordering Rodley and Bramley, this charming two bed terraced house is set over four stories and includes a generous cellar, two double bedrooms and a fantastic bathroom with bath and separate walk-in shower.

Set back from a quiet residential no-through road by a pretty front garden, featuring fruit trees (which have become a much loved feature among the community), the property's main point of access is through a front door opening into a generous reception room with adjoining kitchen.

To the ground floor is a lovely bright living room with large windows, engineered wood flooring, high ceilings, bespoke shelving within arched alcoves and an impressive original fireplace. From here, an open arch provides access to the adjoining kitchen which includes a breakfast bar defining the two areas. The kitchen benefits from a number of attractive gloss wall and base units incorporating an electric oven with gas hob and overhead extractor, plus an undermounted sink with swan neck tap. There is ample space for a standalone fridge freezer and slimline dishwasher.

A doorway from the kitchen leads down to a very large lower-ground floor cellar currently used for storage and as utility space but also offering scope for conversion into further living space if required (STP). The cellar also houses the property's recently installed boiler and consumer unit.

To the first floor is an impressive bathroom - most certainly one of the property's standout features, benefitting from underfloor heating and featuring a bath plus separate walk-in shower. Also off the first floor landing is a bright and spacious, fully carpeted master bedroom.

A generous landing space leads to a further bedroom on the second floor - currently used as an office and benefitting from a large walk-in wardrobe / storage cupboard, plus an additional integral storage cupboard.

Externally to the front is a beautifully maintained front garden with ample space for a bistro dining set. The property is situated on a no-through road with ample roadside parking. A viewing is highly recommended to fully appreciate the feeling of space and light provided by large windows and high ceiling throughout this charming property.

# Gallery



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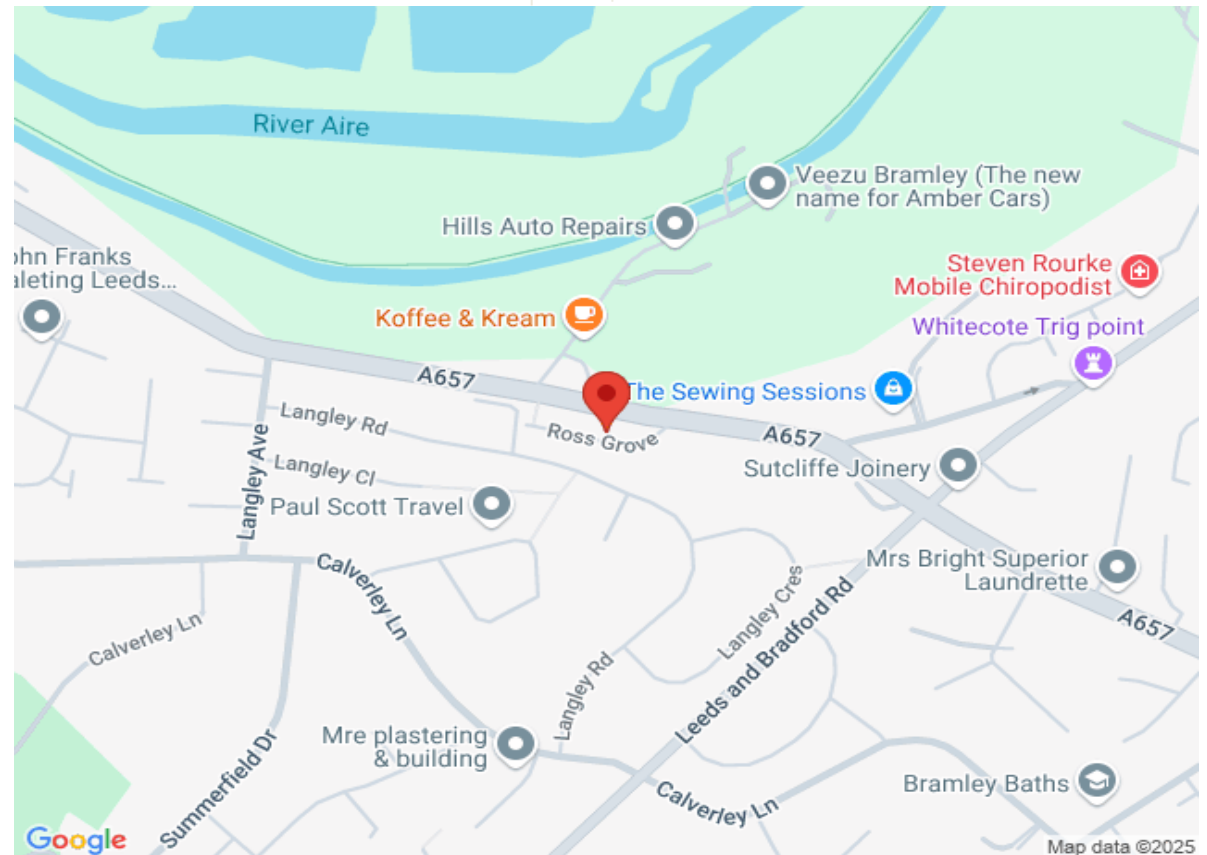
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## Property Details & Area Map

### Area Description

The property itself is within walking distance of Rodley Nature Reserve and Bramley Park, local amenities within Bramley center and just a short drive of nearby Farsley with its selection of trendy bars, independent shops and eateries. There are a number of nearby transport links offering access to Leeds city center and further afield, whilst the outer ring road connecting Harrogate, Wetherby and York is also easily accessible.



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# Floor Plans

## Floor Plan - Total floor area



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy  
Performance  
Rating

E