



# Apartment E, The Hollies

Weetwood Lane, Leeds



## A stunning three-bedroom apartment forming part of an exclusive development of a handsome period mansion.

Surrounded by the woodland and open green space of The Hollies, three miles north of Leeds city centre and within easy reach of the local facilities at Headingley, the house itself features handsome period detailing outside, while inside the apartment has refined, elegant décor and fittings.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**ALLOCATED PARKING**



**COMMUNAL GARDENS**



**LEASEHOLD**



**CITY**



**3,002 SQ FT  
(279 SQ M)**



**GUIDE PRICE  
£725,000**

### The property

The Hollies is a magnificent, detached period mansion that has been divided into five luxury apartments.

Configured to offer both elegance and practicality for modern living and entertaining, Apartment E is a fantastic a duplex apartment located on the ground and lower ground floor. It is the largest of the apartments and incorporates some of the mansion's former grand reception rooms including the former ballroom and retains many original period features to include high ceilings, ornate cornicing, plasterwork and wooden flooring throughout the majority.

The main reception room is an impressive 29ft living room, with a dual aspect and tall sash windows that welcome plenty of natural light, it is the perfect family and entertaining space. A magnificent inner hall with glass roof, ornate carved timber detailing and panelled walls could be used as an additional reception room such as a formal dining hall, and leads you to two of the bedrooms. Both bedrooms are of similar proportion and includes the principal bedroom with

French doors that open out to the gardens and the second bedroom/sitting room with a grand fireplace.

There is a modern house bathroom with rain shower over the bath and a separate WC with utility. On the westerly side of the property another generous hallway has French doors and a single door proving access to the apartment and leads to a guest bedroom with fitted storage and contemporary en suite shower room.

The lower level is accessed via stairs from the living room and has a generous open-plan kitchen and dining area with a modern fitted wall and base units providing plenty of storage, a central island with breakfast bar and integrated appliances. The dining area has ample space for a good-sized table and chairs. Bi-fold doors flood the space with natural light and leads out to a patio area and to the gardens. Completing the lower ground is a useful walk-in pantry and a home gym/office.





## Outside

Set in a peaceful and sought-after north Leeds setting, the apartment is set in beautiful communal gardens, which are surrounded by woodland and back onto the open parkland of The Hollies. There is plenty of parking in front of the house, while at the side and rear there are areas of terracing with rolling lawns beyond.

## Location

The property is set in the highly desirable Leeds community of Far Headingley, to the north of the city centre and within moments of the beautiful surrounding Yorkshire countryside. Headingley provides various day-to-day amenities, including local shops, cafés, restaurants and a supermarket. The magical 30 acres of woodland and waterway is a unique green space for Leeds and is just moments away in The Hollies. Featuring six new refurbished hard tennis courts and a rare plant collection in the botanical garden and an extensive wildlife community, it is thought to have been the inspiration for J.R.R. Tolkien's middle earth.

Leeds city centre is also easily accessible, with its first-class shopping, leisure and cultural facilities, while the city is also home to two universities and world-class sporting facilities. The area is well-connected, with the A6120 ring road around a mile away.

Leeds also provides easy access to the motorway network, including the M1 and the M621. Leeds mainline station provides fast and regular services towards London, while Leeds Bradford Airport is also just six miles away.



## Distances

- Headingley 1.0 miles
- Leeds city centre 3.0 miles
- Horsforth 3.1 miles
- Otley 7.6 miles
- Bradford 9.0 miles

## Key Locations

- Kirkstall Abbey
- Roundhay Park
- Royal Armouries Museum, Leeds
- Leeds City Museum
- Harewood House
- First Direct Arena
- Temple Newsam House and Park
- Bramham Park

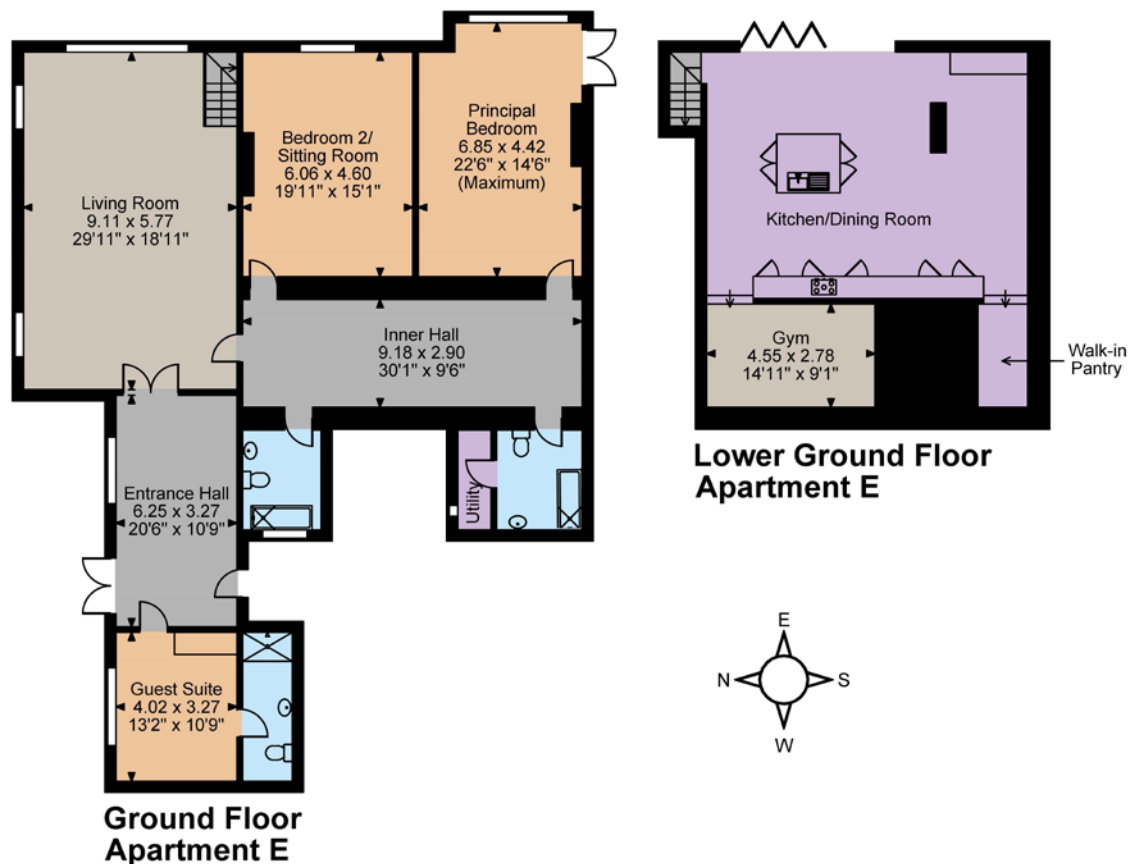
## Nearby Schools

- Gateways School
- Leeds Grammar School
- Roundhay School
- Grammar School at Leeds
- Moorlands School
- Weetwood Primary

## Nearby Stations

- Headingley
- Kirkstall Forge
- Burley Park
- Leeds





The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Floorplans

Apartment E internal area 3,002 sq. ft (279 sq. m)

For identification purposes only.

## Directions

LS16 5NZ

what3words: ///lights.gifts.cable

## General

**Local Authority:** Leeds City Council

**Services:** Mains electricity, gas and water

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** TBC

**EPC Rating:** C

**Leasehold:** 999 years to be created upon sale

**Share of Freehold**

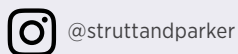
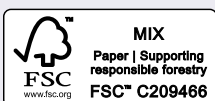
**Service Charges:** £1,800 pa

## Harrogate

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