





Apartment D, The Hollies


Weetwood Lane, Leeds


A stunning two-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**


**2 BEDROOMS**


**2 BATHROOMS**


**ALLOCATED PARKING**

**COMMUNAL GARDENS**

**LEASEHOLD**

**CITY**

**1,278 SQ. FT (119 SQ. M)**

**GUIDE PRICE £399,950**



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 D is located on the second floor and features a generous open-plan kitchen and dining area with access to eaves storage. The well-equipped kitchen has Shaker style wall and base units in white with complementary worksurfaces and gloss tiled splashback. There are integrated appliances to include an oven, hob and extractor hood, and a central island with breakfast bar and a butler sink. The remaining space, configurable to the purchasers' own requirements, has ample space for both a seating and dining area. There is also a good-sized sitting room with a quatrefoil-style window but with a unique twist, this room could be used as a third bedroom if required.

There are two well-presented double bedrooms. The principal bedroom benefits from a contemporary en suite bathroom with separate walk-in shower enclosure with rain shower. Whilst the second bedroom has an adjoining house shower room.



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

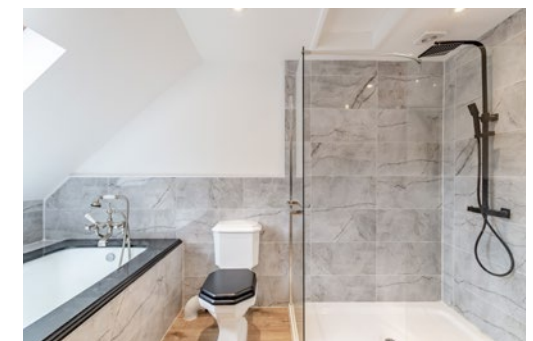
- Kirkstall Abbey
- Roundhay Park
- Royal Armouries Museum, Leeds
- Leeds City Museum
- Harewood House
- First Direct Arena
- Temple Newsam House and Park
- Bramham Park

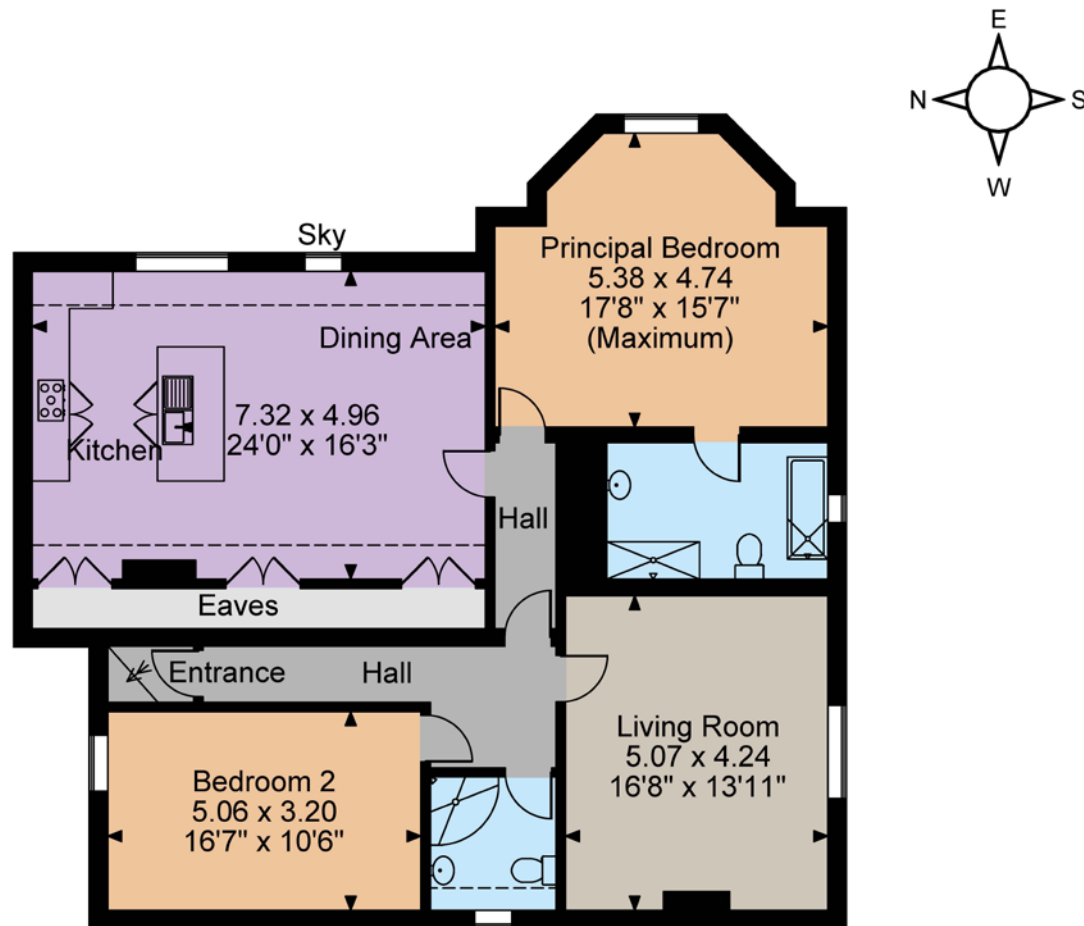
Nearby Schools

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

Nearby Stations

- Headingley
- Kirkstall Forge
- Burley Park
- Leeds





**Second Floor
Apartment D**

Floorplans

Apartment D internal area 1,278 sq ft (119 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: B

Leasehold: 999 years to be created upon sale

Service Charges: TBC

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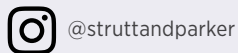
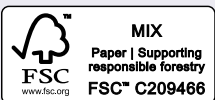
Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

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