





Apartment C, 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**

**1,391 SQ. FT (129 SQ. M)**

**GUIDE PRICE £469,950**



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 C is located on the first floor and features a superb 19ft living room providing the perfect space in which to relax. With sash fitted bay windows that welcome plenty of natural light and fabulous views over the grounds and the park beyond. This room could be used as a third bedroom if required.

There is a generous open plan kitchen dining room where the kitchen features a Juliet balcony, modern fitted wall and base units providing plenty of storage, gloss tiled splashbacks, a large breakfast bar and integrated Miele appliances. The dining area has more than enough space for a good-sized family table and chairs.

There are two comfortable double bedrooms to include the principal bedroom with fitted walk-in dressing room that further leads to the contemporary en suite bathrooms with freestanding, roll top cooper bath with rain shower overhead and custom-made curved glass panels with brass and gold fittings. The second bedroom has a modern en suite Jack & Jill 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

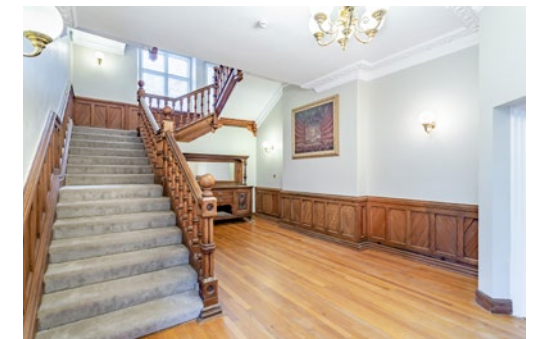
- Kirkstall Abbey
- Roundhay Park
- Royal Armouries Museum, Leeds
- Leeds City Museum
- Harewood House
- First Direct Arena
- Temple Newsam House and Park
- Bramham Park

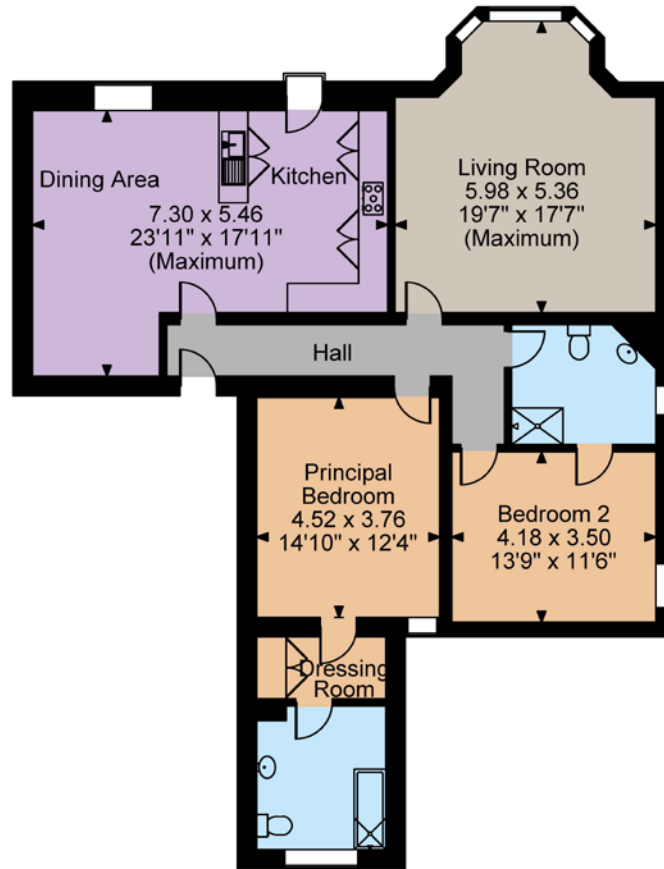
Nearby Schools

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

Nearby Stations

- Headingley
- Kirkstall Forge
- Burley Park
- Leeds





**First Floor
Apartment C**

Floorplans

Apartment C internal area 1,391 sq ft (129 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

Service Charges: TBC

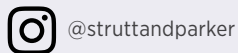
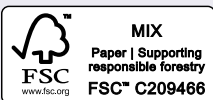
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