



Apartment A, The Hollies










Weetwood Lane, Leeds

**STRUTT
& PARKER**

BNP PARIBAS GROUP

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	 2,277 SQ. M (212 SQ. M)	 GUIDE PRICE £674,950



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 A is located on the ground floor and features an impressive 23ft living room with high ceilings, ornate cornicing and plasterwork, a grand fireplace and two full-height windows welcoming plenty of natural light.

There is a generous kitchen with modern fitted wall and base units providing plenty of storage, a central island with breakfast bar and integrated appliances. There is a large bay window with full-height windows and access out to the gardens. There is space by the bay window for a smaller table and chairs to create a less formal dining or breakfast area.

The adjoining dining room also features full-height windows with access to the gardens. This room lends itself for a multitude of uses such as a formal dining room with an abundance of space for a generous table and chairs, or perhaps a family room or snug in which to unwind at the end of the day. Just off the dining room is an entrance porch, ideal as a boot room that leads to an inner courtyard.

The accommodation is completed by a bedroom wing to include three double bedrooms, one of which has a modern en suite bathroom with bath and separate walk-in shower enclosure. There is a WC and completing the apartment is a sizeable contemporary family bathroom, also with separate shower enclosure.



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 area 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

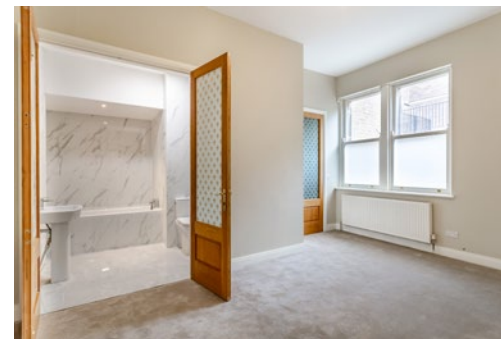
- Kirkstall Abbey
- Roundhay Park
- Royal Armouries Museum, Leeds
- Leeds City Museum
- Harewood House
- First Direct Arena
- Temple Newsam House and Park
- Bramham Park

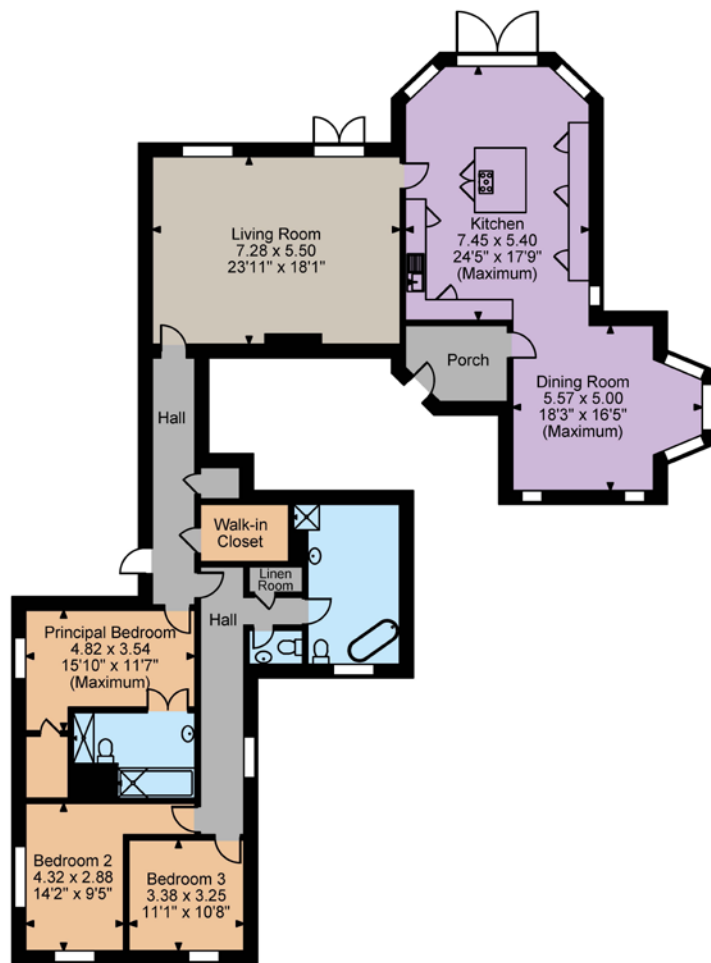
Nearby Schools

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

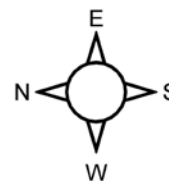
Nearby Stations

- Headingley
- Kirkstall Forge
- Burley Park
- Leeds





**Ground Floor
Apartment A**



Floorplans

Apartment A internal area 2,277 sq. ft (212 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: D

Leasehold: 999 years to be created upon sale

Service Charges: TBC

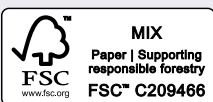
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Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
struttandparker.com



@struttandparker

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