

25 Drummond Avenue, Far Headingley,
Leeds, West Yorkshire, LS16 5JZ
£329,950 Freehold

walkersmale



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AN EXCELLENT OPPORTUNITY, for a growing family, to purchase this LARGER STYLE SEMI-DETACHED RESIDENCE within this much sought after, established residential location with an interesting variety of styles and sizes of properties on the road, creating a degree of individuality. The property, which, offers WELL PROPORTIONED FAMILY ACCOMMODATION including a VALUABLE THIRD BEDROOM OF GOOD SIZE (9'0" x 9'0"), also has some LOVELY TRADITIONAL FEATURES creating a degree of charm and character and an early internal inspection is highly recommended to appreciate this MOST APPEALING FAMILY HOME. The DELIGHTFUL, MAINLY PRIVATE SOUTHERLY-FACING REAR GARDEN OF GOOD SIZE should also appeal to families, as it includes a bat 'n' ball lawn and is also enhanced by the OPEN ASPECT provided by other properties' gardens immediately beyond and an outlook to St Chads Church and spire "silhouetted" against the lovely wide expanse of skyline.

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AMENITIES: The property is situated in a sought after, established residential location, to the north-west of Leeds (barely five miles from the city centre) and is also ideally placed for comfortable daily commuting, by car, to the other commercial centre of Bradford as well as the former spa towns of Harrogate and Ilkley. There are regular public transport facilities to Leeds city centre, via Headingley and the university, on the nearby Otley Road - which is less than five minute's walk. Local shopping parades are within relatively easy walking distance and more extensive shopping facilities can be found in Headingley and Meanwood as well as Horsforth and Moortown including a choice of supermarkets of Waitrose, Sainsbury's and Morrisons. The famous Golden Acre Park is approximately three and a half miles away and less than 15 minute's drive by car (also on a bus route) as is delightful open countryside. Leeds and Bradford Airport is barely 20 minute's drive away. There are very popular primary schools and also secondary schools in the area and The Village Hotel and Leisure Club is within relatively easy walking distance - about ten minutes. THE "VIBRANT" AREA OF HEADINGLEY is also within easy walking distance and has excellent shopping facilities, a mix of trendy bars and traditional flagged floor pubs, popular restaurants and wine bars as well as well-known fish and chip shops. Other popular leisure facilities in the area include Cottage Road Cinema (about ten minute's walk) and both the Headingley cricket and rugby grounds.

DIRECTIONS: FROM OUR WEST PARK OFFICE proceed on the Otley Road (A660) in the direction of Headingley, for about one third of a mile and IMMEDIATELY BEFORE REACHING KINDERCARE (children's day nursery) TURN RIGHT into Drummond Avenue, when this property is then towards the far end on the left - a short distance BEYOND the junction with Church Wood Mount.

ACCOMMODATION: The property, which, has GAS CENTRAL HEATING, also has DOUBLE GLAZED WINDOWS - THE MAJORITY OF WHICH ARE IN UPVC FRAMES, as described below and the WELL LIT ROOMS OF GENERALLY GOOD PROPORTIONS, briefly comprise:

GROUND FLOOR

TALL, ARCH SHAPED RECESSED OPEN PORCH With outside light, provides



covered access to the....

ORIGINAL FRONT DOOR With colourful stained glass leaded panels, immediately creating interest and character and with the exposed pine woodwork on the inside and leading to the....

LONG RECEPTION HALL With original deep cornice to the ceiling and useful under stairs storage cupboard with electric light and folding door. Central heating radiator and exposed oak panelled floor, complementing the front door and enhancing the charm and character on entering.

GUEST CLOAKROOM INCLUDING LAUNDRY-UTILITY AREA With Karndean slate effect floor and painted wood panelling to half wall height on two sides. There is also a UPVC double glazed sealed unit window with patterned glass for privacy and the white fittings comprise pedestal wash basin with coloured glass splash tiling and low suite WC. There is also plumbing for an automatic washing machine, vent for a tumble dryer and deep open storage space, which also houses the wall mounted ideal condensing combination central heating boiler.

ELEGANT WELL LIT SITTING ROOM Approached via a glass panelled oak style door from the reception hall and with deep original cornice to the ceiling. The tall, three-sectional, UPVC double glazed sealed unit window, to the front elevation, provides EXCELLENT NATURAL LIGHT and has a central heating radiator beneath.

DINING ROOM With the continuation of the character oak panelled floor from the reception hall, creating a very appealing overall appearance and with wide double glazed sealed unit window incorporating a "picture" panel FRAMING THE LOVELY REAR GARDEN OUTLOOK and also a view towards St Chads Church beyond with the advantage of NO OTHER PROPERTIES' WINDOWS FACING! There is a French style door with six double glazed sealed unit panes, providing direct access to the paved patio and garden, central heating radiator and wide aperture, with adjacent open serving hatch area and leading directly to the....



dining room, in a practical open plan arrangement providing an attractive "contemporary" style contrast with the traditional features of the property. TASTEFULLY FITTED with a generous range of base units which have long dark honed granite working surfaces and which provide an attractive contrast with the light units and incorporate a white ceramic inset sink with dual flow tap and single side drainer carved into the adjacent working surface. Matching wall units include a glass fronted china/display cabinet, adding interest to the room and there is also colourful and practical ceramic splash tiling. The corner base units incorporate rotating metal basket storage racks to maximise the storage space and also for ease of access and there are also two tall sliding pull-out larder style units with extensive metal storage baskets. Service for gas cooker with ducted fan and light concealed in a cooker hood above and with high, colourful ceramic splash back, plumbing for automatic dishwasher, central heating radiator and Karndean floor in a slate tiled effect. The double glazed French style door has a matching double glazed window, on either side and provides direct access to the patio and rear garden.

ORIGINAL, OPEN SPINDLED, BALUSTRADED TURNED STAIRCASE With tall single glazed patterned window on the half landing, providing EXCELLENT NATURAL LIGHT to the staircase - which leads to the....

FIRST FLOOR

LONG LANDING With feature "porthole" style window, to the front elevation, adding interest and character, as does the picture rail and deep cornice to the ceiling. There is a high-level storage shelf and THE LOFT HATCH leading to some USEFUL, PART-BOARDED STORAGE SPACE.

BEDROOM 1 OF GENEROUS PROPORTIONS with corniced ceiling and central heating radiator beneath the UPVC double glazed window, which incorporates a large "picture" panel OVERLOOKING THE REAR GARDEN and also FRAMING A DELIGHTFUL OUTLOOK towards St Chads Church with established trees in the grounds. There is also A LOVELY WIDE EXPANSE OF SKYLINE.

BEDROOM 2 With central heating radiator beneath the wide, three-sectional UPVC double glazed sealed unit window, to the front elevation and deep original cornice to the ceiling.

VALUABLE THIRD BEDROOM OF VERY GOOD SIZE With windows to the rear elevation and central heating radiator beneath. This room has the SAME DELIGHTFUL OUTLOOK as the master bedroom.

FAMILY BATHROOM OF GOOD SIZE With white suite comprising double ended bath with painted panel and SHOWER ABOVE and with tumbled marble tiles to the adjacent walls, plus a shower curtain, traditional style pedestal wash basin, also with tumbled marble tiled splash back and low suite WC. There is also a heated towel rail, UPVC double glazed window with autumn leaf patterned glass, for privacy and halogen down-lighters to the panelled ceiling plus concealed pelmet style lighting, for added effect.

OUTSIDE

FRONT: There is a mainly lawn garden, to the front, with well stocked shrubby borders, which have a variety of mature plants and shrubbery including an established Hydrangea bush and with a brick wall at the front.

THE DRIVEWAY Provides A CAR STANDING SPACE from where there are twin wooden gates leading to potential space to stand a second small car. Metal storage shed (admittedly of limited life).

REAR: The DELIGHTFUL, SOUTHERLY-FACING REAR GARDEN OF GOOD SIZE further enhances this family home and comprises.....full-width paved patio, to the immediate rear, ideal for garden relaxation furniture, tubs of shrubs and plant displays and also barbecue equipment and beyond which there is a bat 'n' ball lawn with borders on two sides, which have a variety of mature plants and shrubbery.

The rear garden is ENHANCED BY THE OPEN ASPECT provided by other properties' gardens beyond and also the outlook towards St Chads Church spire, with A LOVELY WIDE EXPANSE OF SKYLINE.

PLEASE NOTE: The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

VIEWING ARRANGEMENTS: Strictly by appointment through Walker Smale's North Leeds Property Showroom, telephone 0113-2785812.



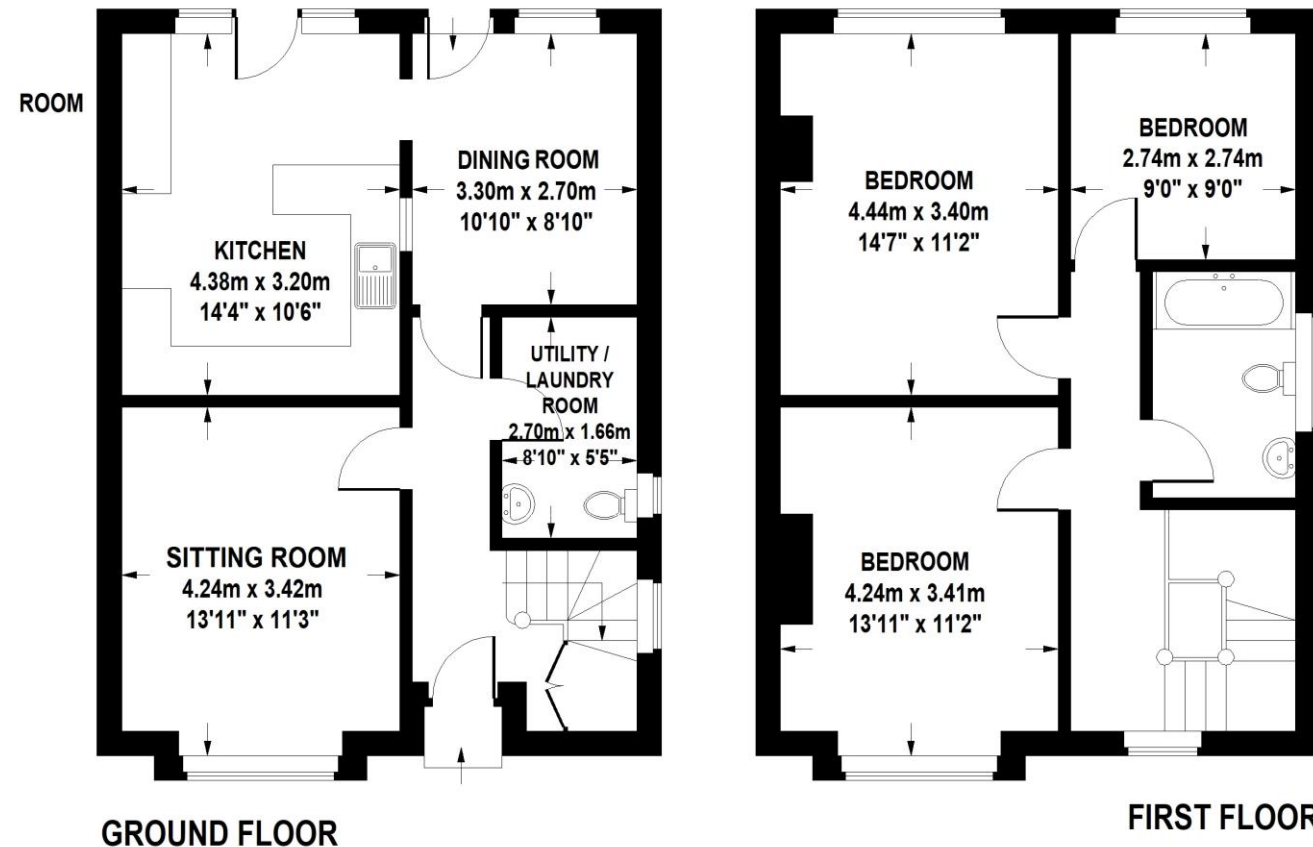
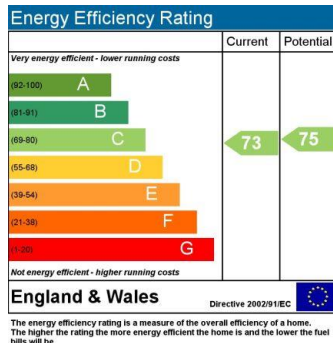


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Floorplan



25 DRUMMOND AVENUE

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 481718)

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