

1 St. Helens Lane, Leeds, LS16 8AB

Guide Price £700,000

### Property Images



## Property Images



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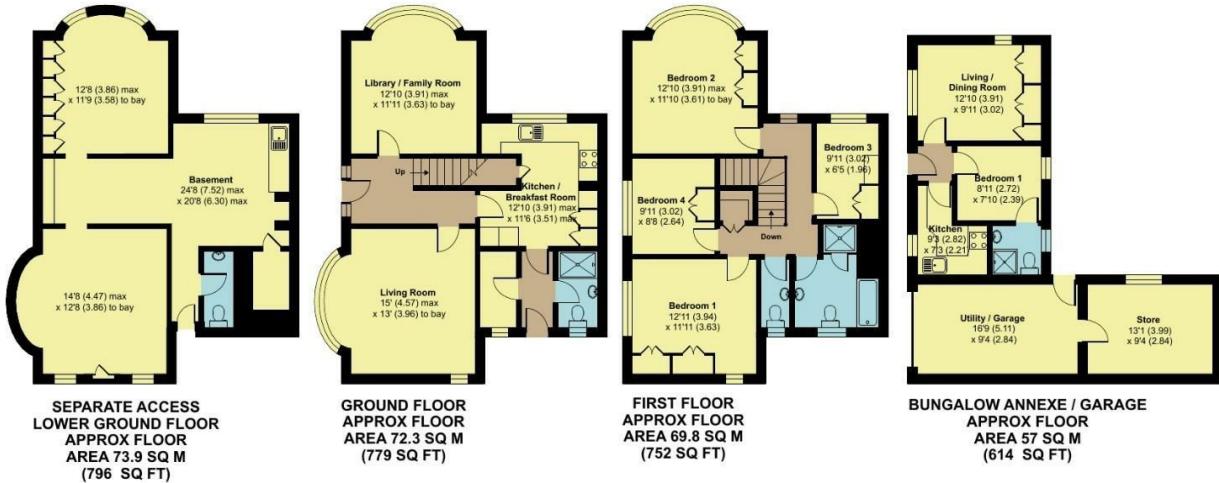


## St. Helens Lane, Adel, Leeds, LS16



Approximate Area = 2327 sq ft / 216.1 sq m  
 Annexe / Garage = 614 sq ft / 57.0 sq m  
 Total = 2941 sq ft / 273.2 sq m

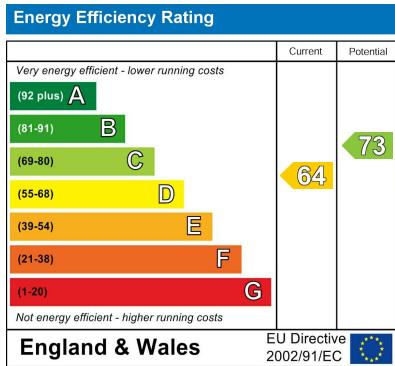
For identification only - Not to scale



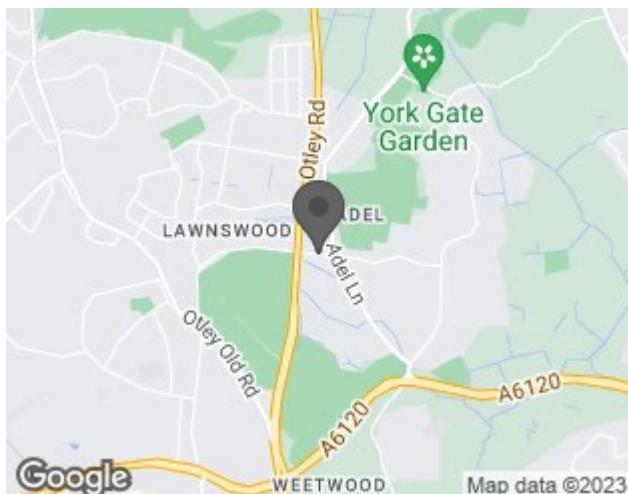
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.

Produced for Hunters Property Group. REF: 955262

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

FOR SALE, TWO PROPERTIES, A STUNNING FOUR BEDROOM HOUSE and ONE BEDROOM ANNEX PROPERTY WITH POTENTIAL FOR EXTENSION - ALL ON ONE TITLE

This Period home is SEMI-DETACHED on a corner plot, inclusive of a CONVERTED BASEMENT with LARGE GARAGE. Ripe for conversion/modernisation as well as having DEVELOPMENT potential (subject to relevant permissions) there are lots of possibilities for this project home. The main house/single storey annex and garage are offered for sale on ONE TITLE. This home has been much loved and cherished for many years and now ready for the next owner to make it their own.

Some of this properties fantastic features:

- Scope for development/expansion subject to relevant permissions
- Four Bedroom Semi-detached period property
- One Bedroom single storey Annex with scope for extension
- Separate converted basement with large rooms, plumbing, drainage, heating and electricity
- Large driveway
- Owned Solar Panels

Adel is a popular and desirable North Leeds residential area, offering a fantastic blend of sub-urban living as well has having easy access to rural beauty right on your doorstep. Well serviced by road and bus connections, Leeds City Centre is easily accessed via the Ring Road and Otley Road making commuting, or enjoying the leisure, shopping and socialising in the city easy to do. Adel itself is well served by convenience shops, delis and restaurants as well as being minutes away from larger supermarkets and small retail parks. Leisure facilities are plentiful with Cookridge Hall and Holt Park leisure centre close by, as well as Headingley Golf Club. Adel Tennis and Squash Club offer something different, and there is a well regarding running club. Adel offers good access to Headingley for a wider variety of bars, coffee houses and eateries as well as being well positioned for Otley, Ilkley and the Yorkshire Dales. Leeds/Bradford airport is approximately three miles away operating regular internal and international flights.

## Features

- TWO PROPERTIES FOR SALE • SEMI DETACHED VICTORIAN HOME • SEPARATE ANNEX PROPERTY • CONVERTED BASEMENT • CORNER PLOT WITH SUBSTANTIAL DRIVE • PERIOD PROPERTY WITH CHARACTER AND CHARM • LARGE GARAGE • SOUGHT AFTER LOCATION • PROJECT/DEVELOPMENT OPPORTUNITY\* • EPC: D, COUNCIL: F/A