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Scotland Villa Scotland Lane, Horsforth, Leeds, LS18 5SE

Guide Price £1,500,000

Property Images



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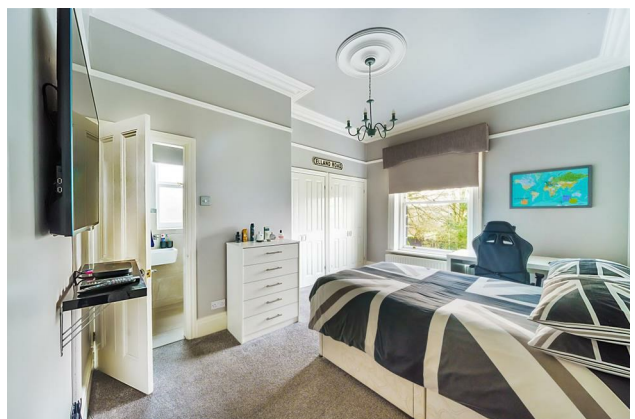
Property Images



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Approximate Area = 2839 sq ft / 263.7 sq m

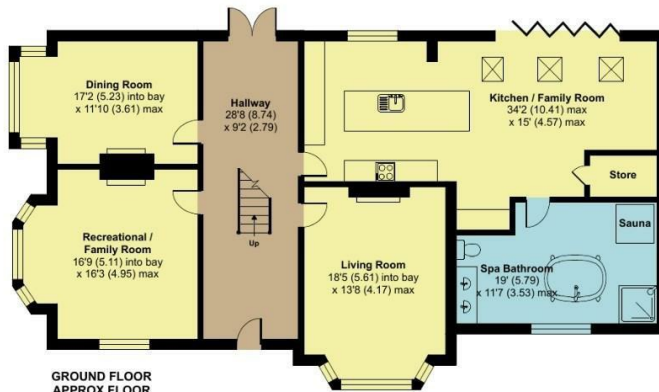
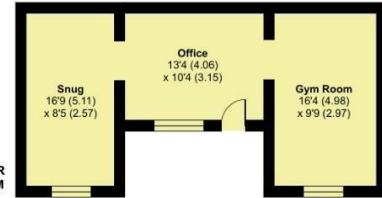
Annexe = 464 sq ft / 43.1 sq m

Total = 3303 sq ft / 306.8 sq m

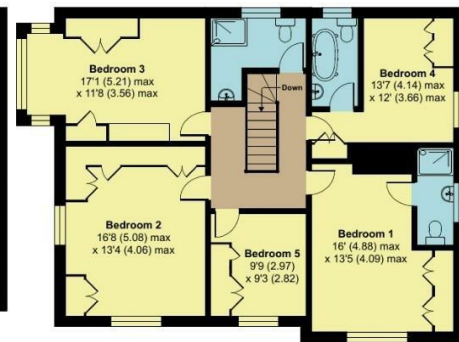
For identification only - Not to scale



ANNEXE
APPROX FLOOR
AREA 43.1 SQ M
(464 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 159.7 SQ M
(1720 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 103.9 SQ M
(1119 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Hunters Property Group. REF: 966794

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 4 Receptions: 4 Tenure: Freehold

Summary

Draw a line as the crow flies from Edinburgh to Central London and halfway between the two you will find Scotland Lane and this impressive Victorian detached property. Set on an enviable plot measuring approximately half an acre is this wonderful five-bedroom family home offering a generous 3300 square feet of well-balanced reception and bedroom accommodation across the main house and annex lodging.

Scotland lane remains a prime address and sought after location within this North Leeds locale. Being close to Horsforth train station there are quick connections to Leeds City Centre, Harrogate, York as well as Leeds-Bradford airport for those who need to commute or holiday abroad. From Scotland Villa it is just a short walk to local bars, restaurants, coffee shops and fantastic local amenities.

Some of this home's key features:

- Five bedrooms
- Four large reception rooms
- High specification kitchen/family room
- Large Gardens, front, rear and side with rear Yorkshire stone patio
- Annex lodging/accommodation with potential for development
- Grand hallway with feature staircase and French doors to the garden
- Large attic with ladder access and full head height
- Stone built with stunning period features
- Chain free

This substantial five-bedroom home has been much loved and cared for by the current owner. In their tenure they have maintained the property and updated the key elements to create a classical home which retains lots of key, original period features whilst offering many modern essentials. Scotland Villa benefits from restored and well-maintained wood-sash windows, central heating with additional water tank capacity to supply the numerous bathrooms, original fire surrounds, marble inserts and gas fires. A large RCD unit to supply the high specification kitchen and built-in appliances, modern bathrooms including ground floor spa, 1.5m bespoke freestanding bath and sauna as well as electric gates opening to an impressive, cobbled driveway.

Features

- Offered Chain Free • Victorian Period Home • 3300 sq ft Detached with Annex lodging • Approximately Half Acre Plot • Five Bedrooms, Built in Wardrobes • Abundance of Charm and Character • Well Maintained, High Specification • EPC: • Council Tax: G