



Moore than an
estate agent...



18 St Chad's Drive, Headingley, Leeds, LS6 3QD

Guide Price £500,000

IN NEED OF REFURBISHMENT AND MODERNISATION this larger-than-average FIVE BEDROOM DETACHED HOUSE sits on the fringe of the woods of the Beckett Park Campus enjoying a large, level, garden plot with lots of potential. The accommodation is very dated but the spacious rooms and high ceilings are full of character – opportunities to buy a family house of this style rarely come to the market. Situated on this popular residential development, the house is within easy reach of the many amenities that Headingley and Far Headingley have to offer – shops, supermarket, cafés, restaurants, pubs and even a cinema. The Beckett Park Campus is around the corner along with the beautiful grounds of Beckett Park, which has walks that can give you an hour's exercise without crossing a road! The accommodation briefly comprises a porch and larger than average hall, a guest wc, lounge and separate dining room, breakfast kitchen, rear lobby and boiler room, five bedrooms and a spacious family bathroom. The roof has a good pitch and offers potential for a loft conversion.

IMMEDIATE VACANT POSSESSION – NO UPWARD CHAIN.

14 St Anne's Road, Headingley, Leeds LS6 3NX

18 St Chad's Drive, Headingley, Leeds, LS6 3QD

GROUND FLOOR

PORCH

ENTRANCE HALL 5.1m x 2.93m (16'9" x 9'7")

Having an oak staircase, side window, picture rail and cornice to ceiling.

CLOAKROOM/WC

Under the stairs with low level wc and washbasin.

LOUNGE 6.08m x 3.92m (19'11" x 12'10")

Situated to the rear with French windows onto the rear patio, a side window overlooking the woods of the Beckett Park Campus, a brick feature fireplace, cornice to ceiling and centre ceiling light point.

DINING ROOM 4.24m x 3.92m (13'11" x 12'10")

Situated to the front with a bow bay window having leaded lights overlooking the front garden and a gable window also having an aspect over the woods.

BREAKFAST KITCHEN 5.34m x 3.31m (17'6" x 10'10")

Comprising base and wall units, stainless steel sink unit, gas point for freestanding cooker, space and plumbing for a washing machine and a dishwasher, space for under-counter fridge and freezer, side window overlooking the drive and a connecting door at the rear leading to the....

REAR LOBBY

With an external window, side door to the driveway and access into the....

BOILER ROOM

Where there are storage shelves, gas meter and a modern wall mounted Ideal gas central heating boiler.

FIRST FLOOR

BEDROOM ONE 4.24m x 3.92m (13'11" x 12'10")

With a bow bay window to the front and a gable window looking onto the woods. Picture rail and twin offset ceiling light points.

BEDROOM TWO 3.92m x 2.60m (12'10" x 8'6")

Having an aspect to the rear.

BEDROOM THREE 3.31m x 2.72m (10'10" x 8'11")

With a rear aspect.

BEDROOM FOUR 2.93m x 2.91m (9'8" x 9'7")

Having an aspect over the front garden and built-in cupboard over the stairs bulkhead.

BEDROOM FIVE 3.92m x 2.19m (12'10" x 7'2")

BATHROOM/WC 3.14m x 2.26m (10'4" x 7'5")

Comprising a panelled bath with plumbed shower over, pedestal washbasin, low level wc, bidet and built-in airing cupboard behind the door.

LOFT

We understand this is partially boarded with a drop-down ladder. We have not inspected the loft.

OUTSIDE

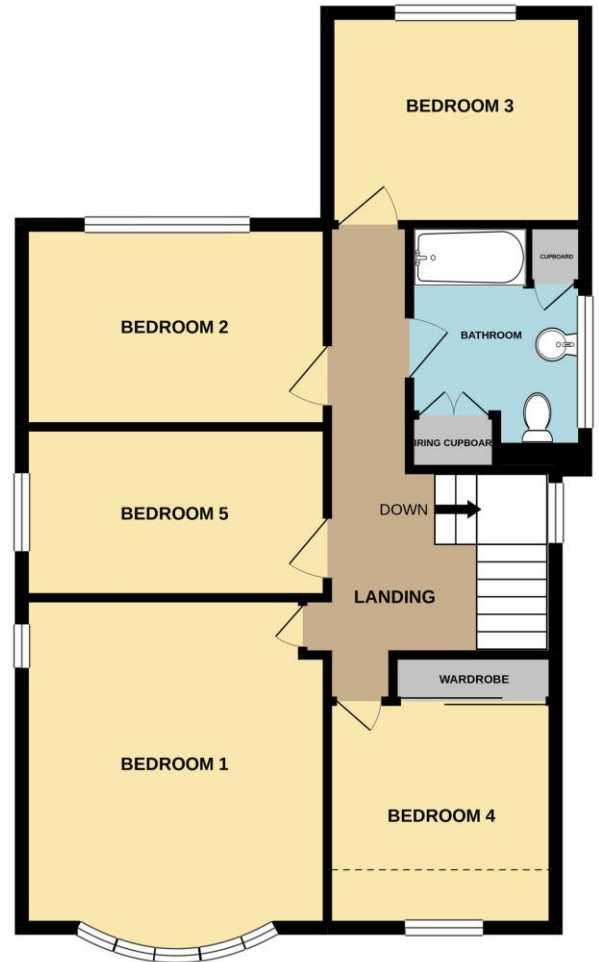
There are gardens to three sides mainly laid to lawn with flowering borders. There is a driveway to the fourth side, leading to a detached garage. To the rear is a patio, shed and greenhouse.



GROUND FLOOR



1ST FLOOR

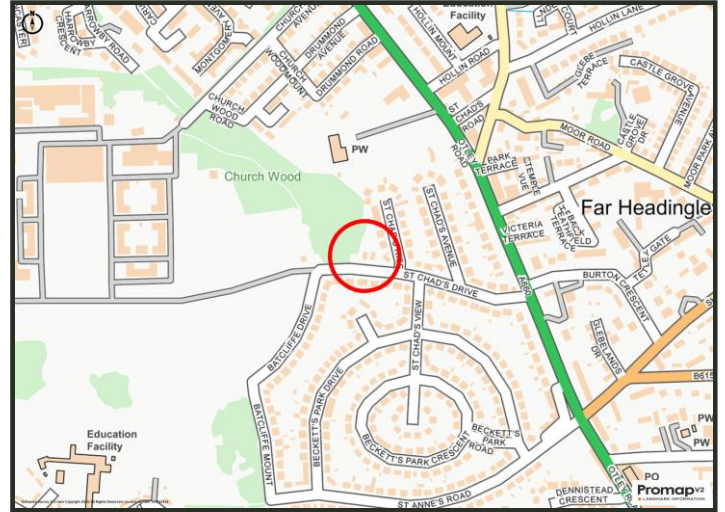
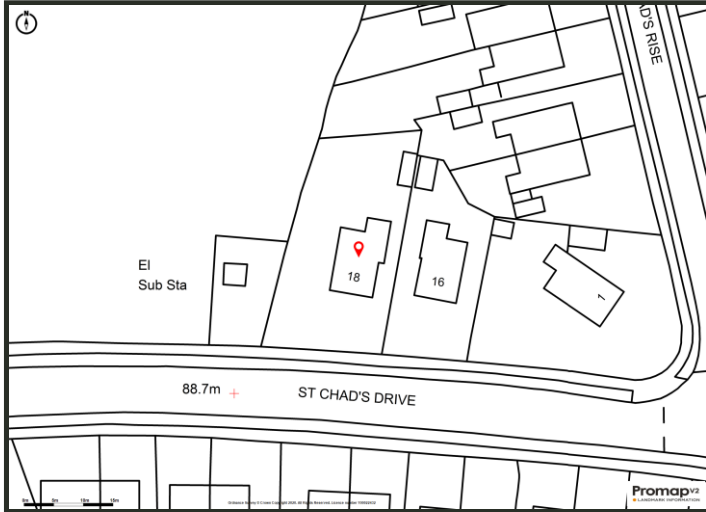


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

From the centre of Headingley by the Headingley Central Shopping Centre, proceed north along Otley Road. Continue through the traffic lights at Shaw Lane and take the next left turn into St Chad's Drive. Continue almost to the park, where this property can be found on the right-hand side.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage are connected.

APPLIANCES

Please note that if any appliances are included in the sale these will not have been tested by Moores Estate Agency and we provide no warranty or guarantee thereon.

COUNCIL TAX BAND

Band F.

VIEWING ARRANGEMENTS

Please contact our Leeds office.

OFFICE HOURS

The office is open 9am – 5.30pm Monday to Friday, 9am – 5pm Saturday, and 10.30am – 4pm on Sunday. Escorted viewings and free valuations can also be conducted outside these hours by arrangement.

PURCHASING PROCEDURE

Once you are interested in purchasing this property please contact our office to make your offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SALES PARTICULARS

Version No 1/JM.

12/2/2020 Energy performance of buildings register

Energy performance certificate (EPC)

18, St. Chads Drive
LEEDS
LS6 3QD

Energy rating
E

Valid until 14 April 2030 Certificate number
0863-2894-7043-2990-0805

Property type
Detached house

Total floor area
155 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property
This property's current energy rating is E. It has the potential to be C.
[See how to improve this property's energy performance.](#)



PROPERTY MISDESCRIPTIONS ACT 1991 – PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale,