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estate agent...



Tower Lodge, 214a Kirkstall Lane, Headingley, Leeds, LS6 3DS

Offers Over £180,000

UNEXPECTEDLY REOFFERED

This DETACHED FORMER GATEHOUSE to Colonel Harding's St Ann's Tower is now in need of extensive renovation and modernisation creating a superb opportunity for anyone seeking a project. All mains services are connected but there is no central heating or double glazing (hence the G1 EPC Rating) and the interior ideally needs redesigning to optimise the quite generous 79 sq.m./850 sq.ft. of single storey accommodation. The property is full of character, with its two centrally located, ornate, chimneys, coursed Yorkshire stone elevations and dressed stone cills and window and door lintels. Built in the mid 19th century, the 1891 census shows St Ann's Tower still occupied by a retired Colonel Harding and the lodge occupied by coachman and domestic servant John Mouncey, and his wife and three daughters (for more details of the history of St Ann's Tower please see our website). The gates you see on the photo are back-up gates for the development, with the imposing electronic gates the principal access. There is a small private garden to the lodge along with an area to create a parking space. The property is offered Freehold, with an annual contribution to the maintenance of the development.

Immediate vacant possession is available with no upward chain.

CASH BUYERS ONLY

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

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ENTRANCE HALL

From the communal driveway with stone internal walls and tiled floor leading into the....

LOUNGE

5.12m x 3.70m (16'9" x 12'1")

With a large splay bay to the front and a fireplace to the central chimney breast.

KITCHEN

4.71m x 2.66m (15'5" x 8'9") maximum

Situated to the rear, the kitchen comprises a sink and base unit with an electric water heater, a gas point for cooker, an original set-pot recessed into a cupboard by the central chimney breast (original water heating), an external door to the garden and access through to the....

PANTRY

With the gas and electric meters and a window to the rear. Removal of the wall between the pantry and kitchen would create a reasonable kitchen diner.

BEDROOM ONE

4.27m x 3.74m (14'0" x 12'3")

Situated to the front with an original fire to the corner chimney breast.

SPARE ROOM/OCCASIONAL BEDROOM

4.71m x 3.45m (15'5" x 11'4")

Having a window to the rear and access into the bathroom, hence the reference to this being a spare room. There is a built-in airing cupboard to the side of the chimney breast which if removed has the potential to create a doorway into the kitchen allowing a new bathroom to be installed centrally between the two bedrooms.

BATHROOM/WC

3.15m x 1.71m (10'4" x 5'7")

Comprising a panelled bath, pedestal washbasin and low level wc. This was an extension to the original lodge which would not have had a bathroom in the mid-19th century.

OUTSIDE

There is a small forecourt onto Kirkstall Lane in front of bedroom one. To the rear is a private garden area beyond which is an area which could be converted into a parking space. The garden could be opened up further to create additional parking if required. Tower Lodge owns the driveway in front of the main entrance door and can be used for parking, although the residents of the development and emergency vehicles use this driveway and the gates in the event the main, electronic, gates of St Ann's Tower are out of order.

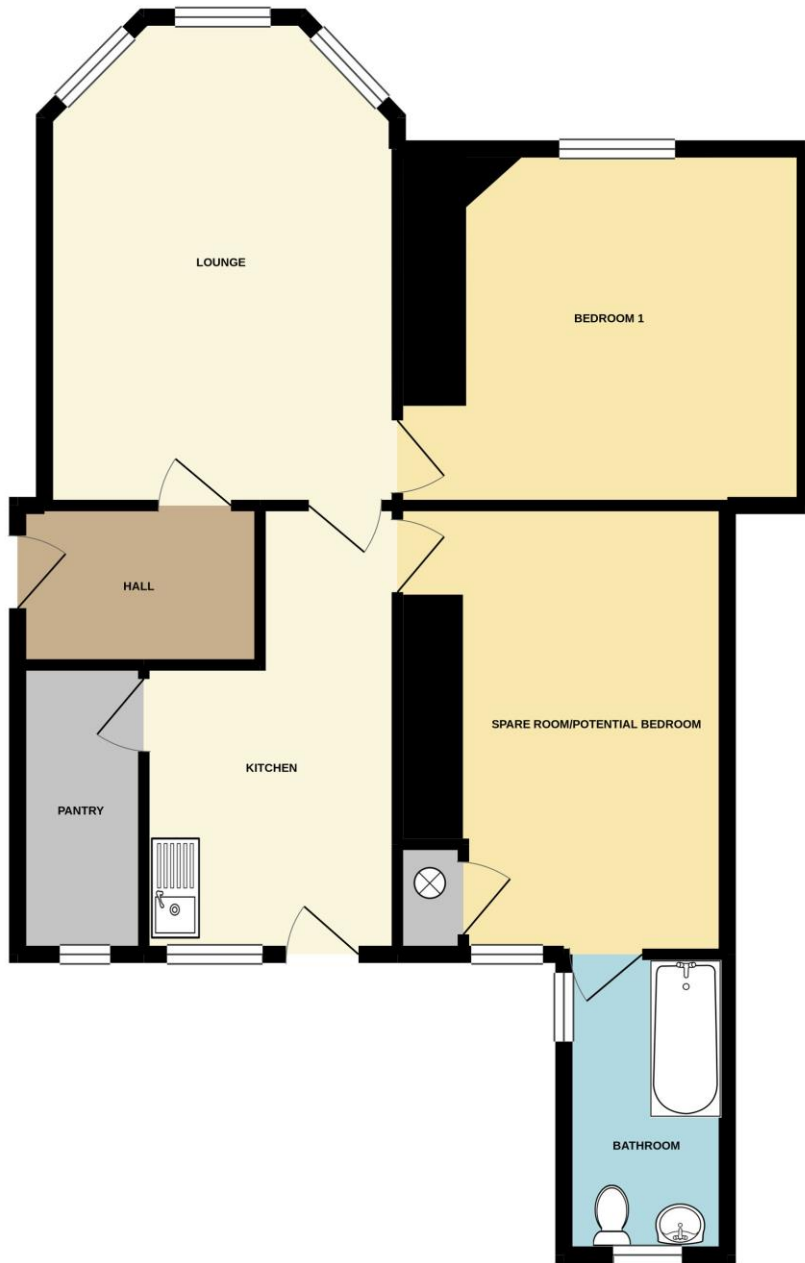
BRIEF HISTORY OF ST ANN'S TOWER AND TOWER LODGE

St Ann's Tower was built in the mid-19th Century by Colonel Thomas Harding for his family based upon a plan of a French chateau. Colonel Harding was a well-known businessman in Leeds. He established his business in 1829 making cast-steel pins, gills and combs for use in the thriving British textile industry of the time. So successful was the business, that he built a factory on a 5 acre site in Holbeck. This was the largest factory in the world at the time manufacturing these products. The Tower Works factory building still exists, converted in recent years into a landscaped complex of office accommodation complete with original redbrick Italianate campanile towers, which are now Listed Buildings, on the fringe of the city.

The 1891 census records show Colonel Harding still residing in St Ann's Tower, then aged 79 and retired, along with his unmarried daughter, Sarah J Harding and their domestic servants. The lodge is listed in the census as being occupied by coachman and domestic servant, John Mouncey and his wife and three daughters.

For more details of the history of this building please see our website at www.moorehomesinleeds.co.uk.



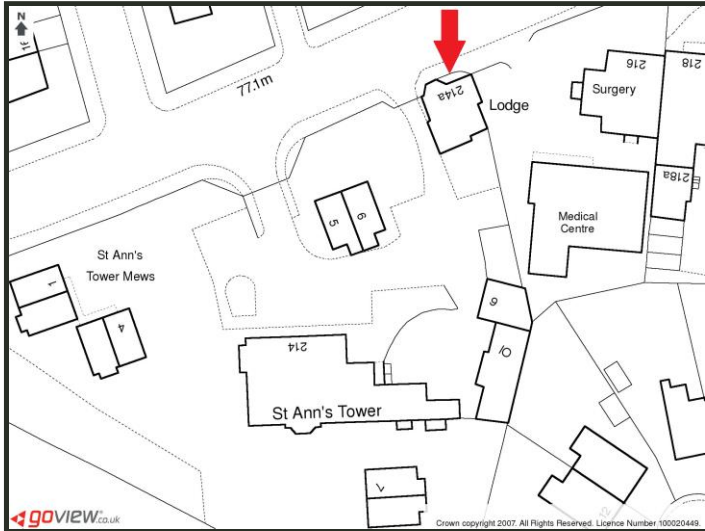


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 junction of the A660 Otley Road and North Lane in the centre of Headingley, proceed along North Lane towards Kirkstall and the cricket and rugby grounds. Continue through the traffic lights at Cardigan Road, and past the Kirkstall Lane entrance to the cricket ground. Continue past Greysheils Avenue and the turning on the left into The Turnways, where the gated development of St Ann's Tower can be found on the left-hand side, just before the next set of traffic lights at Queenswood Drive/St Ann's Lane. Tower Lodge is the building to the right of the entrance to the medical centre.

TENURE

Freehold subject to a Rent Charge for use of the electronic gates and driveway of £100 per annum and a £140 per quarter contribution to the maintenance and upkeep of the development (gates, driveway, boundary walls, gardens, external lighting, etc).

DEVELOPMENT MANAGERS

Watson Property Management, Hawthorn Park, Coal Rd, Leeds, LS14 1PQ.

SERVICES

Mains gas, electricity, water and drainage are connected to the building. The services had been turned off at the time of listing.

COUNCIL TAX BAND

Band B. We believe the lodge is listed as The Bungalow on the Council Tax register. The Local Authority reference number for The Bungalow is 112000157021400.

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.

SALES PARTICULARS

Version No 2/JM.

11/26/2020 Energy performance of buildings register

Energy performance certificate (EPC)

<p>THE BUNGALOW 214A KIRKSTALL LANE KIRKSTALL LEEDS LS6 3DS</p>	<p>Energy rating</p> <p>G</p>
<p>Valid until 25 November 2030</p>	<p>Certificate number 5030-9729-0009-0265-1226</p>

Property type
Detached bungalow

Total floor area
79 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of 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).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be D.

[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,