



CLAREMONT COURT,  
HEADINGLEY, LEEDS  
LS6 4DP  
£335,000

3 Bedroom House

LINLEY &  
SIMPSON

AN EXTENDED THREE BEDROOM END TERRACE HOUSE in a sought after development of just 12 houses set within the Far Headingley Conservation Area. With accommodation arranged over two floors, the property offers contemporary living with stylish reception rooms, a modern bathroom and three double bedrooms. To the ground floor is an appealing kitchen with quality appliances, open plan lounge with dining area, separate utility area and a storeroom in what was previously an integral garage. On the first floor are three double bedrooms, family bathroom with separate shower cubicle and a landing with loft hatch/access into the roof space. Driveway parking. NO ONWARD CHAIN.

Headingley is a vibrant suburb of north Leeds, located approximately 3 miles out of the city centre. Claremont Court is located just off Claremont Road (at the Shaw Lane side), in the heart of the Far Headingley Conservation Area, and this side of Headingley is highly sought after by young professionals and families alike. The property is equidistant of Headingley and Meanwood centres with a diverse mix of shops, bars and restaurants. Transport links are a 10-minute walk away. The open spaces of Meanwood Park, Meanwood Valley Trail, Beckett Park and Woodhouse Ridge are also close-by.

## **GROUND FLOOR**

### **KITCHEN**

A spacious modern kitchen with a full range of contemporary wall and base units with slow close function and integrated corner shelving. One and a half bowl sink with swan neck tap set into granite worktop with inset drainer. Units/worktop to three sides providing practical workspace. Feature glass splashback and large picture window with views to the front. Fitted with a 6-ring SMEG gas burner stove, Siemens extractor hood, freestanding dishwasher and recess for fridge/freezer. Tiled floor. Leading to...

### **UTILITY ROOM**

With tiled floor, under counter washing machine, wall & base units plus wall mounted shelving; this room gives access to the remainder of the garage area...

### **STORE ROOM**

With an up and over door to the outside and a door leading back into the Utility Room.

### **LOUNGE/DINING AREA**

This is a delightful dual aspect reception room located at the rear of the house. The modern glass panelled staircase to the first floor is open plan to this room, and 'zones' the room into lounge and dining areas. A single storey wrap around extension with pitched roof, French doors and Velux windows has increased the floor area and allows more light in. Attractive wood floor throughout and direct access into the rear garden.

## **FIRST FLOOR**

### **BEDROOM ONE (DOUBLE)**

Positioned at the rear of the house, directly over the lounge, and benefiting from views of the rear garden.

### **BEDROOM TWO (DOUBLE)**

Located at the rear of the property, this is another double bedroom with a furniture friendly footprint.

### **BEDROOM THREE (SMALL DOUBLE)**

Located to the front, this room would also make a very comfortable home office.

### **LOFT**

The loft is fully boarded and insulated. The loft hatch is fitted with a drop down ladder.

### **BATHROOM**

A modern bathroom with low level WC, wall hung washbasin and bath with centre mixer tap. Separate shower cubicle with plumbed rainfall shower. Partial wall tiling, window with privacy glass and tiled floor.

## **OUTSIDE**

No 1 sits in a corner plot and benefits from gardens to three sides. At the front is a driveway leading to the up and over door of the former garage. A flagged path leads to the front door/rain porch. At the side of the house is a gate leading to the rear garden. Small front garden with low level brick wall and established shrubs. The rear garden is open plan with the neighbouring houses on this row of four (there is a shared path with a gate onto Claremont Road). There is a patio area immediately in front of the French doors; and the remainder of the rear garden is predominantly established borders.

COUNCIL TAX BAND D

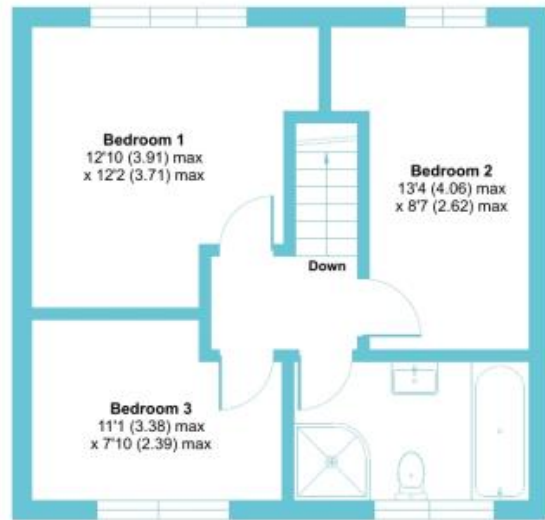
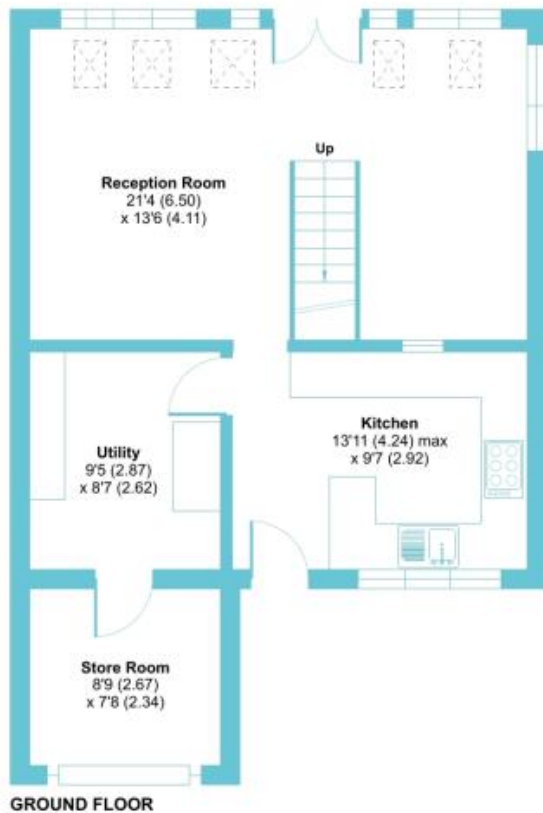




# Claremont Court, Leeds

Approximate Area = 1007 sq ft / 94 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). © nchecom 2022. Produced for Linley & Simpson. REF: 629979

| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           | (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           | (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           | (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           | (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           | (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           | (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           | (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive 2002/91/EC |           | <b>England, Scotland &amp; Wales</b>                            |  | EU Directive 2002/91/EC |           |
|   |  | 76                      | 87        |   |  | 75                      | 86        |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### AGENTS NOTES:

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