



THE OLD SCHOOL  
HOUSE, HYDE PARK,  
LEEDS LS6 1FH  
£250,000

2 Bedroom Flat

LINLEY &  
SIMPSON

A LUXURY TWO BEDROOM GROUND FLOOR APARTMENT set within an historic building in Hyde Park, skilfully converted and refurbished in 2017. Forming part of a larger development at Victoria Gardens, which includes modern townhouses, The Old School House is an eye-catching building set within well-maintained communal grounds. Positioned on the ground floor, this apartment has the benefit of its own private entrance and a PRIVATE WRAP AROUND TERRACE/COURTYARD. With video door-entry intercom system and one allocated parking space, the apartment has high quality fixtures and fittings throughout. Briefly comprises: entrance hallway, open plan lounge/kitchen, two double bedrooms and a luxury bathroom with shower. NO ONWARD CHAIN.

Hyde Park is an area of north Leeds, approx. 1 mile from the city centre and within easy reach of the Universities, Business School and Hospitals. The neighbourhood is a diverse suburb hosting a number of independent shops and restaurants. Headingley is approx. 15 minutes away on foot, and the open spaces of Woodhouse Ridge and Hyde Park are close by. The building itself was originally part of Leeds Girls High School, dating from circa 1876, and was converted into luxury apartments in 2017.

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE HALL**

The Old School House has characterful communal areas, including vaulted brick arched ceilings in the wider than average hallways and an original grand staircase. There is a video door entry system and key fob entry.

### **PRIVATE ENTRANCE HALL**

An 'L' shaped hallway gives access to both bedrooms, the bathroom and the open plan lounge/kitchen. There is a good-sized cloaks/store cupboard, which also houses a large modern water tank. The hall is large enough for a console table and could even double up as a home office area if desired.

### **OPEN PLAN LOUNGE/KITCHEN**

A delightful dual aspect room with combined lounge and kitchen areas. French doors from the lounge area open up onto the private courtyard area, bringing the outside in. Our sellers are happy to leave the wall mounted TV and bracket for the new owner.

### **KITCHEN AREA**

With a range of modern wall and base units (with on-trend handleless door and drawer fronts) plus complementary white granite-style worktop and matching splashback trim. Integrated BOSCH appliances including dishwasher, fridge/freezer, washer/dryer, electric oven, halogen hob and extractor hood. One and a half bowl sink and drainer with mixer tap. Slow closing mechanism to kitchen unit door and drawer fronts. Pelmet lights under wall units.

### **BEDROOM (DOUBLE)**

A well-proportioned carpeted room with a large hardwood double glazed sash window. Deep windowsill and wall up-lights.

### **BEDROOM (DOUBLE)**

This is another double bedroom with carpet, and benefiting from French doors leading onto the courtyard area.

### **BATHROOM**

Comprising a panelled bath, pedestal washbasin/inset vanity unit, low level WC and a chrome heated towel rail. There is an over bath rainfall shower and this room benefits from a double glazed sash window with privacy glass. Partial wall tiling and wall mounted bathroom cabinet with LED lighting.

### **OUTSIDE**

There are well-established communal grounds with mature trees and grassed areas for residents to enjoy. Residents off road parking with one allocated parking space for this apartment. The development also benefits from on-site CCTV. This apartment has the added benefit of a private wrap around terrace/courtyard with French doors from the lounge and second bedroom. There is a private gate for the exclusive use of this apartment.

### **LEASE**

999 years from 2017.

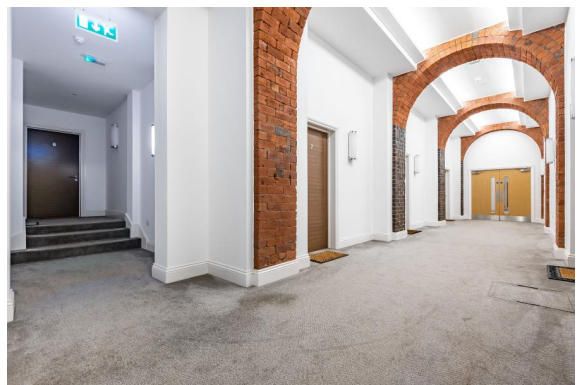
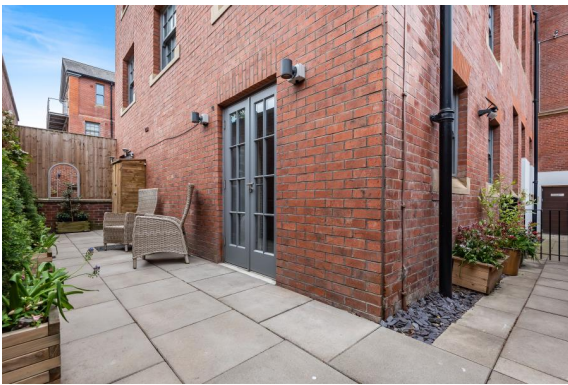
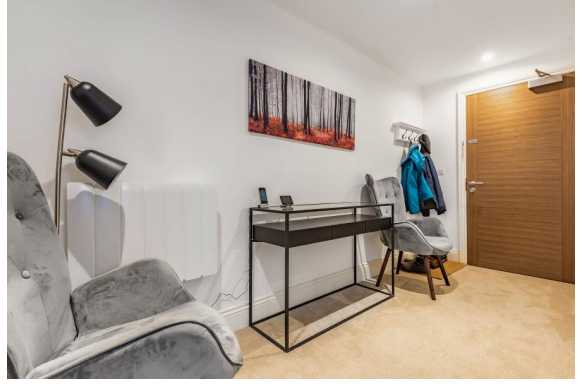
### **SERVICE CHARGE**

The seller informs us that the annual service charge for 2022 is £960, which is paid quarterly.

### **GROUND RENT**

The seller informs us the annual ground rent charge is £200.

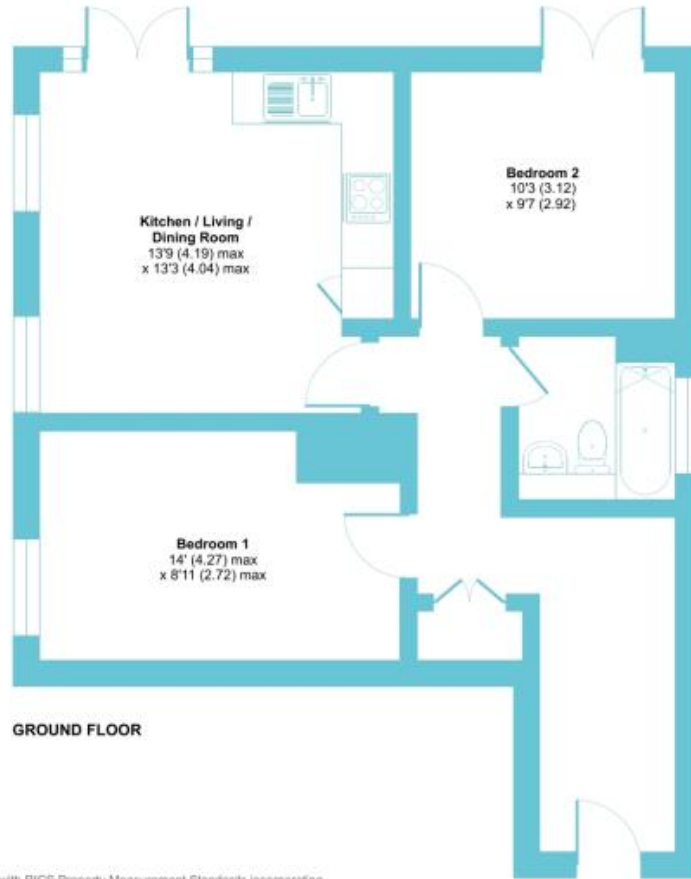
### **COUNCIL TAX BAND B**



# Victoria Gardens, Hyde Park, Leeds, LS6

Approximate Area = 602 sq ft / 56 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Linley & Simpson. REF: 845282

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## AGENTS NOTES:

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