

# HARDISTY AND CO

5, Victoria Gardens  
Hyde Park



£180,000  
Price

# HARDISTY AND CO

## INTRODUCTION

Set within the grounds of the former Leeds Girls High School, on the fringe of Headingley, close to a vibrant array of amenities including top quality cafes, bars and restaurants. This magnificent historical building dates back to circa 1876 and was converted in 2017 into an exquisite development of luxury apartments, used in recent years as a set for the popular ITV medical series Monroe which starred James Nesbit! The superb first floor apartment that we offer for sale boasts a stylish and modern presentation and a modern layout, whilst the character features have been retained and enhanced. With hallway, lounge, kitchen, bathroom and a large double bedroom, all so beautifully presented. Headingley Stadium and the local train station are close by, road/bus/bicycle links lead directly into the city centre where the University of Leeds/ the Parkinson Building are located, the distance being approx 1 mile would make for a quick walk to. The city is renowned for the vast array of shops including John Lewis, The Victoria Quarter, Harvey Nichols etc.

## LOCATION

Located within a highly popular area just off Victoria Road, on the fringe of Headingley with its vibrant mix of amenities including Headingley Stadium. Situated to the north-west of the city centre, which is within walking distance, as is the University of Leeds, with the Parkinson Building being just one mile away. Boasting brilliant transport/access links into the city centre with both the Burley Park train station and road/bus/cycle routes along Headingley Lane. Abundant shops, cafe/eateries, pubs etc are literally on the doorstep, with Hyde Park along the road where you can enjoy leisure time.

## HOW TO FIND THE PROPERTY

SAT-NAV POST CODE LS6 1FH.

## ACCOMMODATION

### TO THE GROUND FLOOR

Entrance door into...

### HALLWAY

With video intercom for added security/peace of mind. A storage cupboard provides excellent storage space, with shelving, also housing the water tank. Neutral decor theme. Wood flooring adds a smart & practical finish. Recessed ceiling spotlights. Door into...



### HORSFORTH

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### GUISELEY

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### OTLEY

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01943 468999

### LS12

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0113 2310933

[hardistyandco.com](http://hardistyandco.com)

## LOUNGE/DINING/KITCHEN

18'9" x 16'1"

A spacious room of excellent proportions with its high ceiling and large sash windows flooding the room with natural light. Neutral decor theme. Ample space for a large comfy sofa, dining table and chairs etc. The kitchen area is fitted with a range of contemporary wood effect cabinetry and drawers with integrated oven, hob and extractor over. Complementary quartz work-surfaces over with inset sink, side drainer and mixer tap. Integrated washing machine/dryer, dishwasher and fridge/freezer.

## LOUNGE/DINING/KITCHEN

## BATHROOM

6'7" x 6'4"

A contemporary bathroom fitted with a suite comprising W.C, square wash hand basin with mixer tap, set upon a vanity unit with useful storage under and a bath, with mixer tap and a thermostatic 'Rainfall' shower head fitted/glazed shower screen. Beautifully finished.

## BEDROOM

12'2" x 11'9"

A spacious double bedroom with such a great ambience! Wall light points. High ceiling and sash window. Electric radiator. Wood flooring.

## ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

## MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

## LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

Length of Lease 999 years - with 996 remaining as of

2020 - Ground Rent £150 P.A and Maintenance charge of £230 PQ.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

## BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



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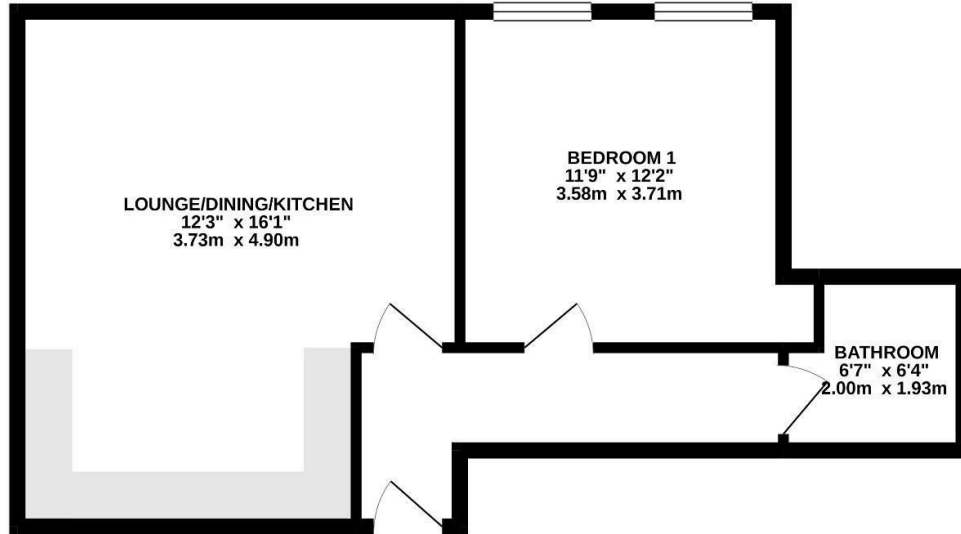
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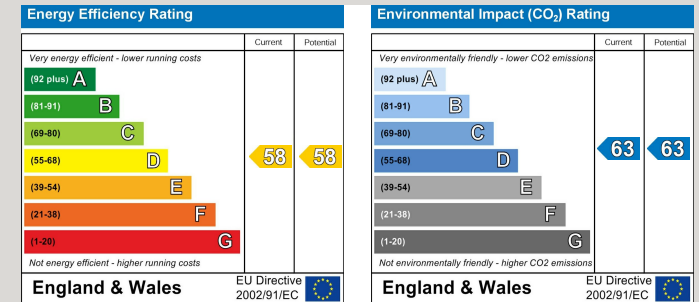
# HARDISTY AND CO

GROUND FLOOR  
531 sq. ft. (49.3 sq. m.) approx.



TOTAL FLOOR AREA: 531 sq. ft. (49.3 sq. m.) approx.

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.  
Made with MetroPix ©2020



This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.