



## Shire Oak Road, LS6

This stunning, beautifully presented and elegant, six-bedroom 1920's property has been transformed by the current owners into a splendid family home, combining character features alongside open plan living space and modern home comforts with great design. The property features a sizeable, private, mature enclosed garden to both the front and rear, along with ample parking and a detached garage/home office, situated in a very pleasant, tree lined and convenient location in Headingley.

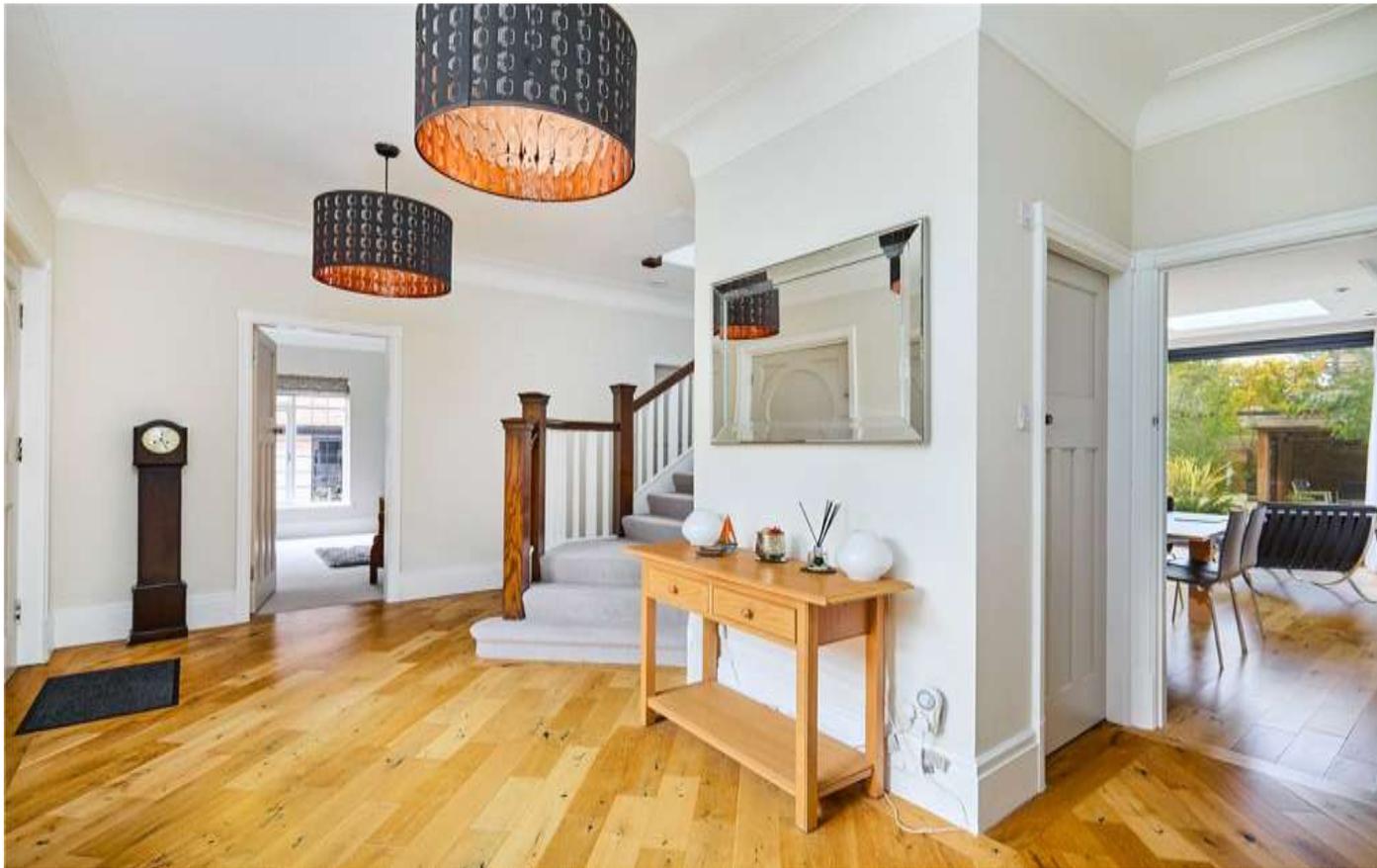
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## 15 Shire Oak Road, Leeds, West Yorkshire, LS6 2DD

Guide Price: £945,000

- A stunning, six-bedroom, semi-detached house, in quiet leafy surroundings within Headingley
- This is a rare opportunity to purchase a high specification, detailed designed home
- Approx 2643 sq ft- modern mix with delightful character features throughout
- Quiet and secluded setting with mature gardens
- Headingley location with amenities on the doorstep
- Landscaped gardens to the front and rear
- Detached garage and home office/gym with bi folding door to the garden



## General Remarks

A rare and wonderful opportunity - Dacre, Son and Hartley are delighted to offer for sale this exceptional, 6 bedroom, 1920's, semi- detached house to the market in this popular and much sought after, quiet leafy cul de sac location within Headingley. Every aspect of this cleverly designed property has been carefully planned and thought out by the current owners to blend style and functionality throughout the property. You will be drawn in by the space and layout on offer along with the detail. You step into each room the 'picture frame' windows gives a leafy/green aspect that is remarkable. Internally, you cannot help but be impressed with the design and flow of the property, entered by a spacious hallway with useful utility / guest WC and cupboard for storage. There is a separate living room with bay window and log burner, then a further open plan flowing space, lounge with dual aspect and floor to ceiling sliding doors, leading to a dining space and snug with further sliding doors to the garden and large picture windows, this also flows into the open plan kitchen/breakfast room. The kitchen is a great family space with integrated appliances, ample Dekton worktop and extra touches such as warming draw and pantry cupboards. There is a large island with breakfast bar and a very useful conservatory just off this space. To the first floor is a light and airy large landing with 5 double bedrooms including the master bedroom with en-suite and dressing room. There is a large modern family house bathroom and a separate shower room, plus a smaller single bedroom currently used as an office.

Externally - Where do we start, this is such a tranquil space, the garage has been built in recent years with electric ev point and electric door- at the back of the garage is a great multipurpose room that could be a garden office, gym, hobby room or business space with a wc and separate store room with sink and bi folding door to the garden. The garden is split into three parts, at the front is a driveway with large lawn and very mature planting, trees and borders, to the side is a patio for dining with side beds and to the rear is a designed space featuring different seating areas, planters, gazebo with living garden roof and patio- an idyllic, private space to entertain.

This house has it all, we highly recommend a viewing!

Headingley is a highly desirable area, ideal for professionals and families, thanks to the abundance of local amenities available right on the doorstep. The town boasts an extensive array of shops, cafes and restaurants, and is even home to the oldest cinema in Leeds, Cottage Road. Transport links are easily accessible on foot, and frequent bus services provide direct routes into Leeds City Centre, as well as connections to wider destinations via Leeds City train station. Families will appreciate the nearby park with a children's play area and convenience of the local library, supermarkets, and healthcare facilities.

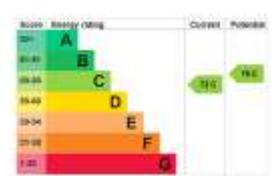
# Floorplans



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**Dacres Surveys**  
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## Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band G

## Tenure, Services & Parking

- Freehold
- Main services
- Driveway and detached garage

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES250186

Contact us



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