

**449 HARROGATE ROAD
ALWOODLEY
LEEDS
LS17 7AD**

FOR SALE

**RESIDENTIAL DEVELOPMENT OR
REFURBISHMENT OPPORTUNITY**



**A SUBSTANTIAL PARTLY CONSTRUCTED DETACHED HOUSE
OFFERING IN EXCESS OF 420 SQ M (4,500 SQ FT) AND
STANDING ON A SITE OF 0.36 ACRES**

- **PRESTIGIOUS ALWOODLEY LOCATION**
- **SUBSTANTIAL PROPERTY SUITABLE FOR COMPLETION**
- **FURTHER POTENTIAL FOR SUBTERRANEAN LEISURE/SWIMMING POOL SUITE**
- **FOR SALE WITH FULL VACANT POSSESSION**
- **POTENTIAL FOR COMPLETE REDEVELOPMENT**

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INTRODUCTION

We are pleased to offer this unique and prestigious opportunity to acquire a development/refurbishment opportunity in Alwoodley.

LEEDS

Leeds is the capital of the West Yorkshire region which has a population in the region of 1,800,000. A major financial and legal centre it has a city population in the region of 750,000.

The site lies in Alwoodley – probably Leeds' most prestigious residential area and situated just to the north of the Ring Road, adjacent to both the rural fringe and A61 Leeds/Harrogate arterial route.

Leeds city centre lies approximately 5 miles to the south. The area is well supplied with retail and leisure facilities including a Sainsbury's Supermarket at Moor Allerton, the David Lloyd Leisure Club, several golf clubs and The prestigious Grammar School at Leeds.

LOCATION

Harrogate Road (A61) continues to run north following its intersection with the north Leeds Ring Road. The subject lies approximately half a mile north of the Ring Road and on its western side. It can be identified on the attached plans.





DESCRIPTION

449 Harrogate Road comprises a substantial incomplete house standing on an approximately rectangular site.

The main body of the original house is set back from the road and has been extended to its southern elevation with a double garage. The front elevation is built with an impressive feature tower, entrance hallway and moated area.

The building is of traditional cavity wall construction built primarily of breeze block with the external faces finished with a cement render. The elevations include detailed features including quoins to the corners and stone heads and sills to the window openings. There is a period style colonnade over the front door.

The roofs are multi pitched and are covered with slates or grey modern tiles and principally run side to side with slopes to the front and rear. Throughout the house are modern UPVC windows but in a period style.

The interior of the house has no finishes and offers two main levels both with concrete floor slabs with internal walls being of exposed blockwork.

It was designed with six bedrooms, all benefitting from en-suite facilities and with the master bedroom suite being located over the garage.

PLANNING

The property benefits from a planning permission granted in 2009 summarised as "alterations including link extension and new roof to existing garage to form a single garage, studio and toilet area to proposed house".

This appears to be an enhancement of a planning consent granted in August 2002 for a six bedrooed detached house.

ACCOMMODATION

We have not been able to measure the property, however, we set out below approximate floor areas – based on a Gross Internal basis and taken from the architects plans.

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground floor	200	2,153
First floor	220	2,368
TOTAL	420	4,521

The property stands on a site of 0.36 acres.



TENURE AND TERMS

The property is held freehold but with the electricity substation is in separate ownership.

There are Rights granted affecting the property and particularly the driveway to the north relating to conveyances from 1949 and 1954.

449 Harrogate Road is offered for sale with vacant possession and offers are invited in excess of £750,000.

VIEWING AND FURTHER INFORMATION

The site can be inspected from the curtilage without accompaniment but following notification of our office. For an internal inspection, please contact:

Tapp Chartered Surveyors on **0113 243 0920**

SUBJECT TO CONTRACT

Details prepared November 2020





IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.