



Stoneacre  
Properties



## Victoria Road

Headingley Leeds, LS6 1AT

£595,000



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### Apartment 6

This superior apartment consists of 1,900 square feet of luxurious, well planned accommodation. This apartment forms a part of the newly built annex and briefly comprises; an entrance hallway providing access to a house bathroom, three double bedrooms, two with an en-suite shower room, a feature open plan breakfast kitchen with island / lounge / dining area, and a home cinema featuring air conditioning.

### Location

Rose Court is situated within a diverse community, within close proximity to schools, shopping and leisure facilities along with great transport links, creating an idyllic location. Located within historic Headingley, an area heavily associated with education, the area has strong literary connections, including the legendary J.R.R. Tolkein.

Alongside both highly regarded Cricket and Rugby stadiums, Headingley boasts a wide selection of restaurants, bars and local amenities, whilst Leeds city centre can be reached easily by car or train and within twenty minutes on foot. With superb access to the motorway and train networks and with Leeds/Bradford airport only twenty minutes away, Rose Court really does have it all.

### Taylor's Property Developments

Stoneacre Properties are delighted to have worked alongside Taylor's Property Developments since their founding. With countless successful developments having been completed within the region, TPD have grown to become one of Yorkshire's finest independent property developers. Rose Court has been designed jointly by the

Directors of TPD with substantial advisory input from 'Consultancy by Stoneacre Properties', with the final forthcoming luxurious development being a key product of our respective portfolios. Taylor's look forward to welcoming you home.

### Historical Note

The land on which the house was built was a part of the Fawcett Estate which was sold in building plots between 1837 and 1842. George Smith was a Leeds banker and one of the first to move from the City Centre into Headingley.

### Building Warranty

When buying a home it can be stressful enough, that's why Taylor's offer as much peace of mind as possible. All of their properties at Rose Court come with a Checkmate 10 Year Warranty.

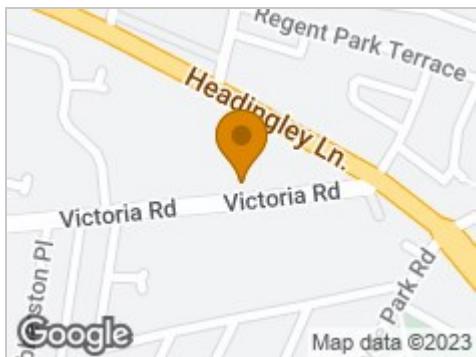
Checkmate is a designated Warranty Scheme under the Warranty Link Rule, trusted by Lenders.

### Important Disclaimer

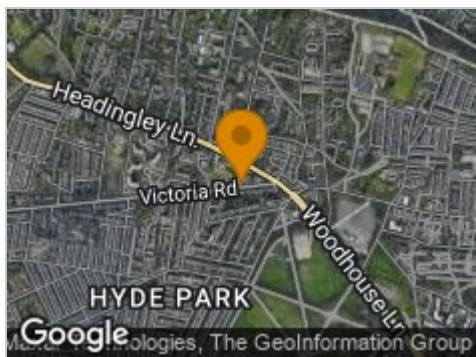
The computer generated images included within our marketing are based on the original plans for the development and may be subject to change as the build progresses. It is intended to provide a feel for the development, not an accurate illustration of each property. External materials, finishes & landscaping may vary throughout the development. Please contact Stoneacre Properties for detailed, up to date working drawings and/or imagery.



## Road Map



## Hybrid Map



## Terrain Map



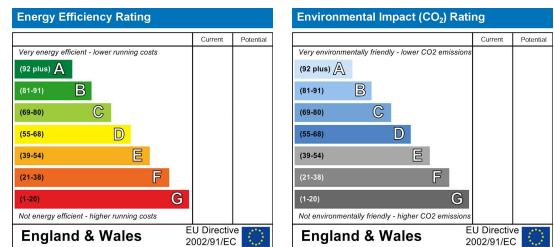
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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