

Property reference number: - 181- 1312 (LEEDS)
Home to family with 3 children in the 5-12 age group,
looking to house swap in the school holidays

KEY INFORMATION...

Bedrooms available:-	Bedrm i – double with ensuite; bedrom ii - single; bedrm iii - twin; bedrom iv- twin with bunk beds. (max:- 6/7 people)
Children welcome?-	Yes all age groups are welcome
Pets that live here:-	No pets live here
Re-dogs:-	They are not able to consider a dog staying.
** ALLERGY**	Please note that a family member has cat/dog allergy & therefore unable to stay in a home where there is a cat.



This late 1940's semi-detached house is well located in a suburb of Leeds, around 5 miles from the centre of town. The area is residential with families, workers and the retired. It is not on a main road although is close to good transport links including the Leeds outer ring road, bus stops and local train lines. Leeds is a busy city with an attractive town centre & many attractions and options for days out within the immediate area. Easily accessible are the attractive market towns of Otley and Ilkley, as well as a number of larger cities such as Harrogate and York. The Yorkshire Dales countryside is just a short drive away with many attractive reservoirs, walks and days out in the midst of some of the most beautiful scenery in the UK. This home would be a great base for a mixture of city outings and countryside excursions. See below & area websites.

This is a well-designed modern family home which has been extended to the rear & also into the attic space. The double master bedroom is in a recent loft extension with an ensuite bathroom and Juliet balcony offering a private space away from the three bedrooms on the first floor. In the family bathroom is a bath with shower over bath, & separate toilet. Ground floor:-The front room is quiet and ideal for reading or listening to music. At the back of the house is the main living area & is open plan with sofas, a good sized dining table and a large kitchen which is open to the rest of the rear living space. "We very much enjoy living in the rear of the house because we can socialise and eat together as a family". There is a good-sized TV with digital box: & fibre optic broadband.

The garden is fenced on all sides, although there is access to the front of the house down the side of the house. It's a private garden with a number of trees and bushes around the edge, a patio area with decking and then a grass area at the back.. This is a lovely space to enjoy on warmer evenings. And for the more energetic is a full-size outdoor table tennis table with balls and bats, a swing ball set and various outdoor games equipment!

The family attend Emmanuel Baptist Church in Leeds. It is a thriving fellowship of all age groups. About 220 people meet on a Sunday morning with 80 in the evening, and the style of worship tends to be contemporary with good Bible-teaching. House swappers are sure to receive a very warm welcome! More info on their website:- www.ebcleeds.org.uk

Sport and Leisure	Numerous modern council run swimming pools, & many also have sports facilities including squash, badminton etc. North Leeds also has a number of soft play areas for small children.
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	A local hotel (The Village North Leeds) has an excellent gym which offers short term membership plans for usually a week at a time. Public outdoor tennis courts - 5 minutes drive and indoor tennis and indoor racket sports facilities are available at Leeds Beckett University.
Free park	Horsforth Hall Park - 2 miles (5 mins drive) and it includes an excellent play area, outdoor sand pit, Japanese Garden and skate park as well as extensive green space: a number of other green spaces nearer to our house, but they don't include children's play equipment.
Local places of interest	Leeds has a huge range of museum including the Royal Armouries, Leeds City Museum & Thackeray Medical Museum. Lotherton Hall and Temple Newsome are local council run estates with historical interest. Short drive to the Yorkshire Dales which include Bolton Abbey Estate and Fountains Abbey (National Trust). To the South, the Yorkshire Sculpture Park and Nostell Priory (National Trust) are both very popular places to visit. Harewood House approx 15 mins drive & is a lovely place for day out with a historic house, beautiful gardens and an extensive children's play area.
Entertainment/ Arts	Leeds offers a huge range of arts and entertainment options including the Leeds Grand Theatre, West Yorkshire Playhouse and various other small theatres. Leeds has a number of art galleries and also a lot of live music venues including the Leeds Arena and the Leeds Town Hall.

<https://www.leeds.gov.uk/>

<https://www.dayoutwiththekids.co.uk/things-to-do/yorkshire/west-yorkshire/leeds>



