

Property reference number: - 183-1327- (LEEDS)

Home to a family with 3 children in the 5-12 age group and one teenager. They are looking to house swap in school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 1, single:- 2 & one of the single rooms also has a toddler/child mattress under the mid sleeper if needed; twin :- 1 with a single bed & toddler bed.(for up to age 5) Also a single sofa bed in downstairs study (max:- 7/8 people)
Children welcome?-	Yes all age groups are welcome
Pets that live here:-	They have 2 goldfish which need a small sprinkling of fish food daily. Very easy!
Re-dogs:-	They would consider a dog staying, but downstairs only.



This detached home is situated in the northern suburb of Leeds City with countryside adjacent to it. Located on a very quiet cul-de-sac (20 mph speed limit), they are part of a 1970's detached family housing estate. Neighbours are friendly & courteous, and they are just 2 minutes walk away from the beautiful Yorkshire countryside with fields, golf course, public footpath/nature trail to Golden Acre Park, via woods and ponds. This is a wonderful area to holiday offering so much for all age groups to enjoy.

The enclosed garden is mostly laid to lawn with shrub borders, and children will be pleased to find the wooden climbing frame- fort style with a slide, monkey bars & 2



swings. There is off road parking for 2 cars. Within 5-10 minutes walk is a variety of eating places.

The family attend St George's Church in Leeds. This is a thriving Anglican fellowship and is part of the New Wine network. Around 300 people attend the Sunday morning service and 250 in the evening; style of worship is contemporary. They serve their church & local community well, with activities & meetings for all age groups. More info on their website:- www.stgeorgesleeds.org.uk

Sport and Leisure	A very popular area for road cyclists. Roundhay Park and Leeds host an annual Triathlon event each summer. 1 mile away from the Brownlee cycle centre. A huge variety of golf courses, gyms and spa hotels locally including our nearest, Cookridge Hall Leisure & Spa plus Golf Course. Day visitor passes available. Others include The Village (North Leeds), Mercure hotel, Virgin Active, etc. 3 min walk from 4 concrete, free to use tennis courts & a bowling green. 6 min walk from Holt Park Active leisure centre with public swimming pools, gym, and sports activities. Leeds United Football Ground - Elland Road Headingley Stadium (for Leeds Rhinos & Cricket) - 5/10 min drive)
Free park	Within 5 minute drive - Horsforth Hall Park; Within 15 minute nature walk - Golden Acre Park (no play equipment but v popular with families - duck ponds, den building, etc. Also good for pushchairs, scooters, etc - good cafe and toilets)
Local places of interest	Otley (10 min drive)- Traditional Yorkshire Market Town Ilkley (20 min drive)- Famous Spa town Harrogate (20 min drive)- Spa town - famous for Betty's Tea Rooms (and a fantastic children's adventure play park (Valley Gardens) with wading pool, plus cafe and adjacent skatepark, crazy golf & tennis) & RHS Harlow Carr Harewood House (15 min

	drive), Temple Newsham (20 min drive) Lotherton Hall (30 min drive) National Trust: Brimham Rocks, Fountains Abbey, Nostel. Roundhay Park & Tropical World - 10 mins drive, Leeds city centre - museum, art gallery, Royal Armouries - 20 mins drive or No. 1 Bus, Kirkstall Abbey & Abbey House Museum - 10 mins drive, York - v popular. 40 mins drive away Bolton Abbey, Skipton & Billy Bob's Ice Cream Parlour * American Diner (with massive play barn and outdoor playground for dining families) Ripon & Ripon Cathedral The Yorkshire Dales & The North York Moors
Entertainment/ Arts	Leeds theatres/music venues: The Grand, West Yorkshire Playhouse, City Varieties, Howard Assembly Rooms. Theatres in Harrogate, Ilkley, Otley & Bradford West Yorkshire Sculpture Park Cinemas in Leeds City centre, Kirkstall & Headingley Cardigan Fields Leisure Park: Vue Cinema, 2 x indoor trampoline parks, Virgin Active Gym, Hollywood Bowl, Laser Quest & restaurants.

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

<https://www.visitleeds.co.uk/>



