

Harrison Robinson

Estate Agents



2 Fieldhead Grove, Leeds, LS20 8DY

£425,000

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GROUND FLOOR

Reception Hall

A UPVC double-glazed entrance door with opaque glazed panels opens into a most spacious and welcoming reception hall - a great place to greet friends and family. Two large, UPVC, double-glazed windows with opaque glazing allow in plenty of natural light. Room for several pieces of furniture and space to hang coats and store shoes. Luxury vinyl flooring and radiator. A carpeted staircase with painted, timber, spindle balustrade and dado rail to the wall leads to the first floor. Useful, understairs storage cupboard. A fully-glazed, oak door opens into:

Lounge

12'11" x 10'9" (3.96 x 3.29)

A wonderful lounge of good proportions. The large, bay window draws the eye as it affords a lovely view over the garden and across the road towards the fields. A cast iron log burning stove with stone hearth and oak mantelpiece is an attractive, focal point. Coving, carpeting, downlighting, TV point and radiator with useful oak shelf above. This is a through room opening into the dining room lending itself perfectly to family gatherings and entertaining.

Dining Room

10'4" x 9'1" (3.15 x 2.79)

A great-sized dining space with ample room for a family dining table and one can imagine many happy mealtimes here entertaining friends and family. Coving, carpeting, radiator and downlighting. UPVC, double-glazed doors with side panels open into:

Conservatory

A UPVC double-glazed conservatory, which enhances the flexibility of the living accommodation and provides access onto the large, Indian stone patio - conducive to al fresco dining in the warmer months. Practical, ceramic, tiled flooring.

Breakfast Kitchen

12'0" x 10'5" (3.66 x 3.18)

An oak door with fully glazed panel opens into this charming breakfast kitchen, fitted with timber fronted base and wall units with complementary laminate work surface over an attractive, metro tiled splashback. A stainless-steel, one and a half bowl sink and drainer with traditional style taps sits beneath a large, UPVC, double-glazed window affording a pleasant view over the garden and allowing the natural light to flood in. Integrated appliances include an electric oven and four burner gas hob with extractor over, an under counter fridge and a dishwasher. Space and plumbing for a washing machine and space for a fridge/freezer. Tall, vertical, contemporary style radiator, luxury, vinyl flooring and downlighting. A fully glazed, UPVC double-glazed door with opaque glazing leads out into the garden.

Cloakroom/W.C.

A useful, modern cloakroom/w.c. off the reception hall fitted with a wall mounted washbasin with monobloc tap and tiled splashback and a low-level w/c. Ceramic, tiled flooring, downlighting and radiator. UPVC, double-glazed window with opaque glazing.

FIRST FLOOR

Landing

A carpeted landing with a UPVC, double-glazed window and loft hatch.

Bedroom One

12'9" x 10'0" (3.91 x 3.05)

A lovely, spacious, double bedroom benefitting from fitted furniture incorporating wardrobes, cupboards and bedside tables. A large, UPVC, double-glazed window affords a fabulous view over the garden and across to the fields. Carpeting and radiator.

Bedroom Two

10'7" x 10'0" (3.23 x 3.05)

Yet another great-sized, double bedroom with a pleasant view through the UPVC, double-glazed window. Carpeting and radiator. A storage cupboard houses the central heating boiler.

Bedroom Three

9'4" x 7'3" (2.87 x 2.21)

A good-sized, single bedroom benefitting from fitted cupboards, one including a hanging rail. Carpeting and radiator. A UPVC, double-glazed window provides a lovely view over the garden and across the road to the fields beyond.

Bathroom

A stylish, contemporary, four-piece house bathroom incorporating a panel bath with monobloc tap, a large walk-in shower with glazed screen and mains thermostatic drench shower, a vanity wash basin with monobloc tap and a low-level w/c. Fully tiled in striking blue tiles around the shower and tiled to half-height elsewhere. Luxury vinyl flooring, downlighting and extractor fan. Chrome, ladder, towel radiator. Light floods in through dual aspect, UPVC, double-glazed windows with opaque glazing creating a bright atmosphere.

OUTSIDE

Gardens

The 'jewel in the crown' is the fabulous, corner plot providing great-sized, wrap around gardens to three sides. There are two good-sized areas of level lawn and a large patio in Indian stone - a wonderful environment in which to enjoy al fresco entertaining with family and friends and to watch the children play. Raised beds provide the opportunity for some colourful planting. The garden is extremely secure and private courtesy of tall, timber fencing. A timber gate provides access from the garden onto the driveway.

Garage & Driveway

A double driveway offers parking for several cars and leads to a single garage with up and over door and power. A side entrance door provides easy access from the garden.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband available to the property.


Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

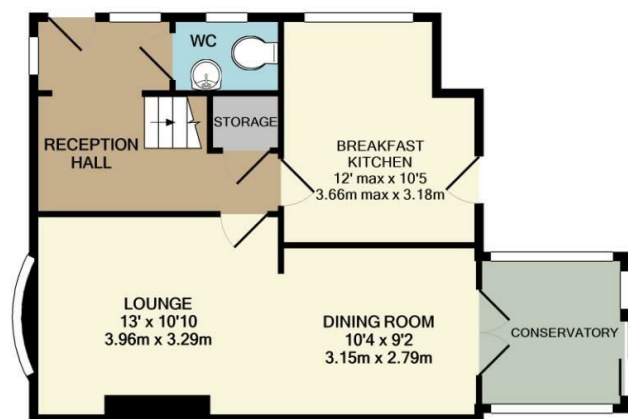
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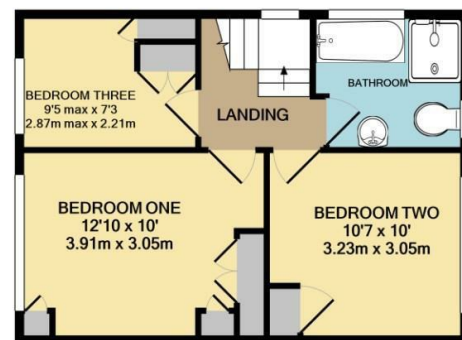
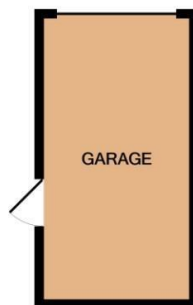
- Three Bedroom Detached House
- Generous Corner Plot
- Delightful, Private Gardens
- Driveway & Garage
- Lounge With Log Burning Stove, Dining Room & Conservatory
- Stylish, Contemporary Four-Piece Bathroom
- Lovely Views Over Open Fields
- Quiet, Cul-De-Sac Location
- Close Proximity To Highly Regarded Schools, Amenities & Train Station
- Council Tax Band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 948 SQ.FT. (88.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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