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373 Spen Lane, West Park, Leeds, LS16 5BR

Guide Price £325,000

Property Images



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Property Images

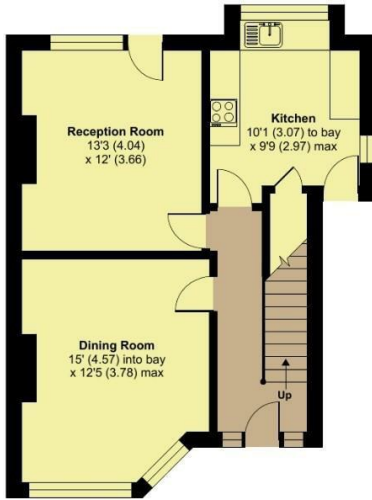
Spen Lane, West Park, Leeds, LS16

Approximate Area = 1067 sq ft / 99.1 sq m

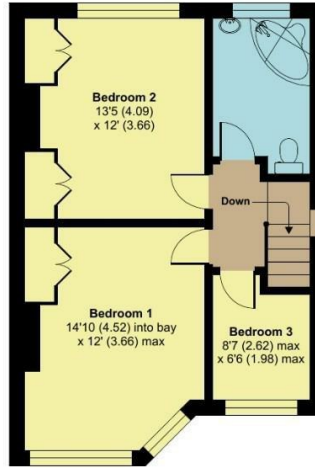
Garages / Store = 473 sq ft / 43.9 sq m

Total = 1540 sq ft / 143 sq m

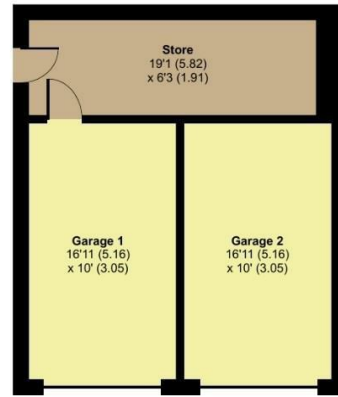
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 51.5 SQ M
(555 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 47.6 SQ M
(512 SQ FT)



STORE / GARAGE 1 & 2
APPROX FLOOR
AREA 43.9 SQ M
(473 SQ FT)

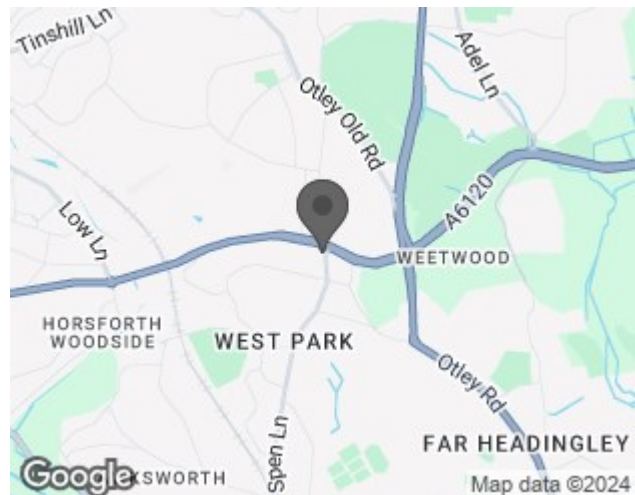


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2023. Produced for Hunters Property Group. REF: 1006740

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

This spacious family home is set on a large plot in a popular West Park location. There is plenty of space on offer, both inside and out with the opportunity to extend subject to relevant permissions and a large double garage! The layout promotes a sociable family lifestyle with plenty of reception space, not least a beautifully appointed family living room with feature fireplace, tasteful decor and large windows offering lots of light.

Enter through the front door and you are straight into a wide, open and light hallway with staircase. To the ground floor there is a family dining room with large bay window and feature fireplace. A further reception room offers access to the rear garden and decked seating area. Enter through the side door and you are into the light/bright kitchen which offers the potential to be opened up. The kitchen benefits from a range of units and under-stairs pantry.

On the first floor are three bedrooms, a large master bedroom, 2nd double both with built in wardrobes/storage and a third good-sized single bedroom. The house bathroom is large and light with a white three piece suite and over bath shower.

The plot is larger than expected, with a large driveway, and the ability to turn around. A double garage with depth offers the potential for a larger garden or for conversion to a home office/annex living space.

This popular residential area is only a short distance from the increasing popular amenities West Park has to offer. The vibrant areas of Headingley and Horsforth are located just along the Ring Road and Otley Road respectively. For a more relaxing escape, the sprawling fields of West Park are a stroll away (for most) whilst Cookridge Hall Leisure centre and Golf Course, and Golden Acre Park, are just down the road. Slightly further afield, Otley Chevin, Ilkley, and the Yorkshire Dales are all conveniently placed nearby for a more adventurous day out.

Call to arrange a viewing with our experienced team.

Features

- THREE BED SEMI-DETACHED • LARGE PLOT • DOUBLE GARAGE WITH GARDEN ROOM • LARGE DRIVEWAY • WEST FACING GARDEN • ELEVATED POSITION • FANTASTIC TRANSPORT LINKS • EPC RATING:- D • COUNCIL TAX BAND: D