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Spennithorne Drive, West Park, LS16

Guide Price £425,000

Property Images



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Denotes restricted
head height

Spennithorne Drive, Leeds, LS16

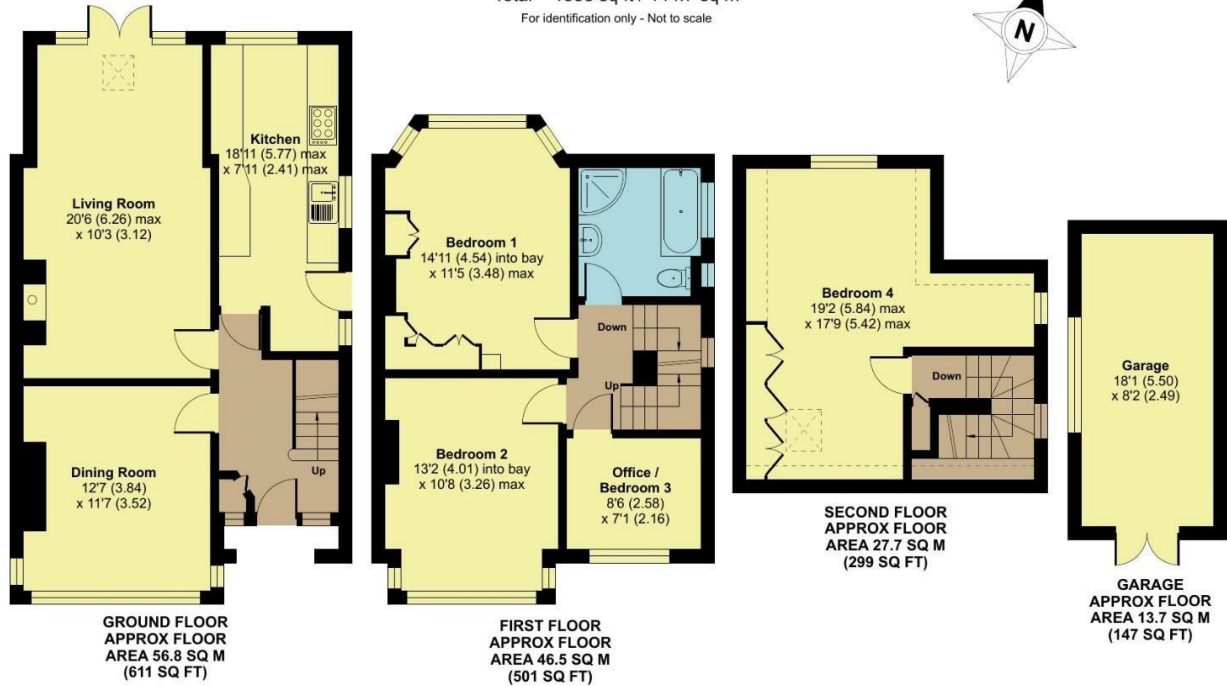
Approximate Area = 1373 sq ft / 127.5 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1558 sq ft / 144.7 sq m

For identification only - Not to scale

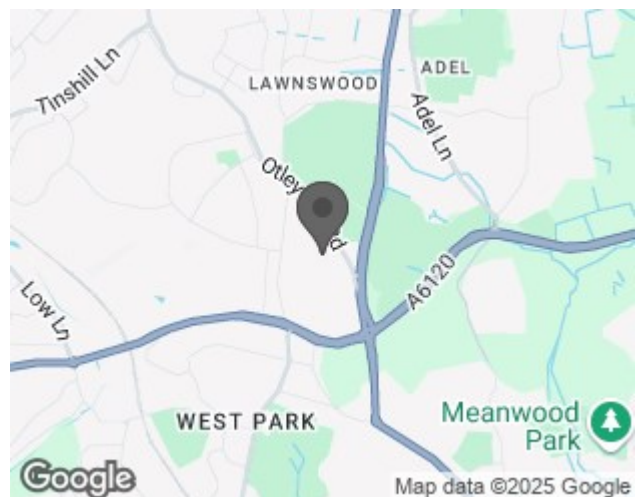


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1317598

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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: 4 Bathrooms: 1 Receptions: 3 Tenure: Freehold

Summary

Spennithorne Drive, West Park – A much loved Extended Spacious Family Home with Exceptional Garden

Located in the highly sought-after West Park area, located close to excellent schools, nurseries, gyms, and offers superb transport links into Leeds city centre. The lively community of Headingley, with its cafes, shops, and culture—is just a short distance away.

This beautifully presented four-bedroom semi-detached home offers bright, flexible living spaces, a stunning larger-than-average garden, and fantastic potential to extend further. Perfect for families or anyone looking for a home with charm, space, and scope to grow.

Step inside and you'll immediately feel the warmth and care that has gone into maintaining this delightful property.

Key Features:

- Well-maintained and extended, this home offers excellent potential to add further value, in line with other homes on the street.
- A welcoming entrance hallway leads into the main living areas and sets a bright, inviting tone.
- Dining Room at the front of the property features a large window with stained glass panels that fills the room with natural light.
- A separate, extended Living room at the rear of the property provides an ideal space for family time or entertaining, with views over—and access to—the stunning rear garden perfect for stepping out with a morning coffee.
- The kitchen/breakfast room is well-equipped with plentiful storage units and worktop space. A large picture-frame window frames views of the garden, while a side door provides easy access to the driveway.
- There are three bedrooms, with the master benefitting from fitted wardrobes. The third bedroom is currently used as a home office, offering flexibility for modern living.
- Fourth bedroom located on the second floor via a loft conversion, featuring fitted wardrobe space and lovely elevated views
- The stylish four-piece bathroom is beautifully appointed and generously sized.
- A driveway provides off-street parking and access to the garage, which offers further storage or workshop potential.
- The rear garden is truly a standout feature—larger than average, private, and thoughtfully zoned. It includes a greenhouse, children's play area, a productive vegetable patch, a pond attracting local wildlife, and a generous patio ideal for relaxing or entertaining.

This is a rare opportunity to secure a much-loved home with real potential to personalise and grow into.

Contact our team today to arrange your viewing. Homes like this don't come along often.

Features

- EXTENDED SEMI DETACHED • FOUR BEDROOMS • KITCHEN / BREAKFAST ROOM • MOVE IN READY • FOUR PIECE BATHROOM SUITE • POTENTIAL TO FURTHER EXTEND (subject to planning permission) • BEAUTIFUL LARGER THAN AVERAGE REAR GARDEN • EPC RATING:- D • COUNCIL TAX BAND:- D