

HUNTERS®

HERE TO GET *you* THERE

Parkstone Avenue, West Park, LS16

Guide Price £450,000

Property Images



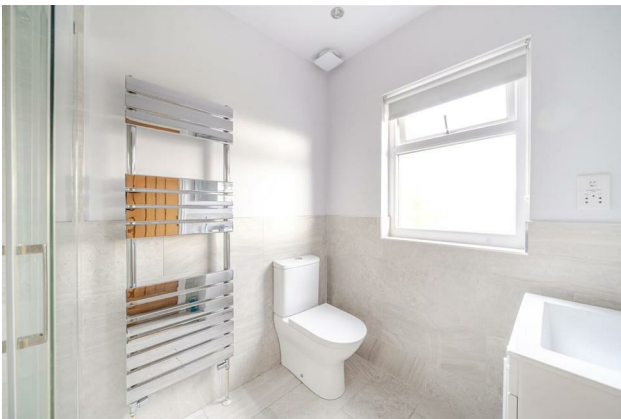
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Property Images



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Parkstone Avenue, Leeds, LS16

Approximate Area = 1782 sq ft / 165.5 sq m (includes garage)

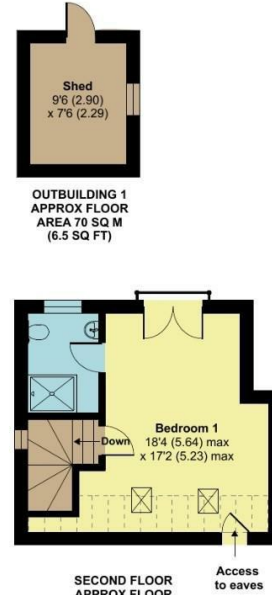
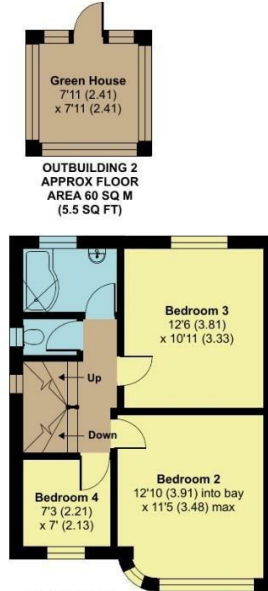
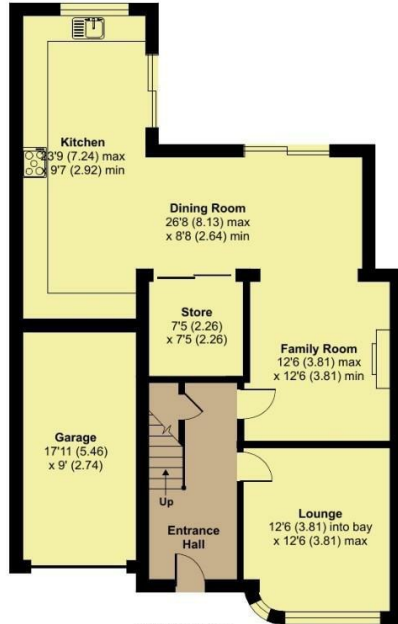
Limited Use Area(s) = 49 sq ft / 4.5 sq m

Outbuildings = 130 sq ft / 12 sq m

Total = 1961 sq ft / 182.1 sq m

For identification only - Not to scale

Denotes restricted head height

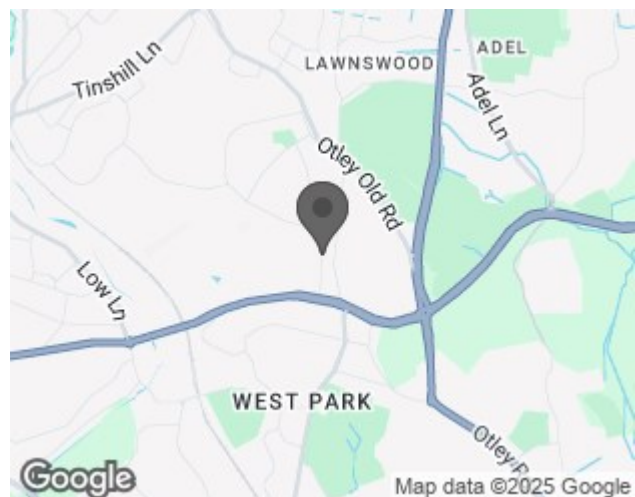


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1370554

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	
	65	74

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

A Much-Loved and Beautifully Upgraded Family Home in Sought-After West Park

This much-loved four bedroom semi-detached family home has been thoughtfully extended and upgraded, offering spacious, stylish, and versatile living throughout. The improvements the current vendors have carried out have been with quality and comfort in mind, creating a home that is ready to move straight into and enjoy, whilst still giving you plenty of opportunity to make it your own.

Situated in the highly desirable area of West Park, this home enjoys a peaceful residential setting while being just a short distance from vibrant local amenities. Convenient access to transport links. Families are particularly drawn to West Park for its proximity to excellent schools, including St Chad's and Abbey Grange, and its easy commute to Leeds city centre.

Key Features:-

- Welcoming entrance hallway
- Living Room, of neutral décor currently used as a home cinema and as part of the installation has hidden wiring for speakers in the ceiling and rear of room providing Dolby Atmos surround sound capabilities for film and music lovers.
- High-specification kitchen designed for the keen cook, featuring premium appliances including Neff induction hob with Home Connect, Samsung WiFi pyrolytic dual zone oven, Samsung plate warmer, and Samsung WiFi microwave combi oven with air-fry function. A Belfast sink overlooks the beautifully landscaped garden, while double doors open to the patio. Open plan to the dining area, creating a sociable heart of the home perfect for family gatherings and entertaining
- Cosy snug/family room adjoining the kitchen and dining area, offering a versatile space for relaxation
- Extra-large storage room with potential as a utility, downstairs WC, or home office
- Four well-proportioned bedrooms – providing flexible accommodation for families of all sizes, including a superb loft conversion completed in 2016.
- Stunning master suite with Juliette balcony and luxury en-suite – a beautifully designed retreat featuring garden views.
- House bathroom is neutral but requires modernisation with shower over bath, sink and separate wc
- Beautifully landscaped garden – laid with elegant porcelain paving and level lawn, ideal for relaxing and play, it has even been featured in local gardening groups for its thoughtful design. The garden features some edible plants, a sunken trampoline, greenhouse, premium large shed with steel roof that has a lifetime guarantee.
- Garage currently used as a home gym – offering versatile use for fitness, hobbies, or storage.
- Worcester Bosch boiler installed in 2024 with transferable 12 year guarantee. Serviced in Jan 2025.
- Off-street parking.

This is a fantastic family home offering quality, warmth, and attention to detail. From the exceptional kitchen and luxurious master suite to the beautifully designed garden. It offers the perfect blend of modern family living, comfort, and style in one of the area's most sought-after locations.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Features

- EXTENDED SEMI DETACHED FAMILY HOME • FOUR BEDROOMS • BEAUTIFUL MASTER BEDROOM WITH EN-SUITE • OPEN PLAN KITCHEN / DINER / SNUG • HIGH SPECIFICATION KITCHEN • LANDSCAPED GARDEN • DRIVEWAY AND GARAGE • EPC RATING:- D • COUNCIL TAX BAND:- C