



Ogilby Mews | Woodlesford | LS26 8WF

£600,000

Six bedroom detached house | Council Tax Band D | EPC Rating C

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***INCREDIBLE SIZE FAMILY HOME * IMMACULATE THROUGHOUT * DESIRABLE CUL-DE-SAC LOCATION. ***

Set within a highly sought after residential area is this stunning family home. The property briefly comprises; hall, WC, lounge, open-plan kitchen to a dining area, utility room, family room and snug/study to the ground floor level. The first floor has five bedrooms with an en-suite to the guest bedroom and a modern separate bathroom and separate shower room to serve the other four bedrooms. The second floor had been converted to a superb master bedroom with fitted furniture and a further en-suite. Set with ample parking to the drive, an integral garage which has an electric roller shutter door and storage to the eaves and within a well enclosed rear garden. Demand is expected to be high due to the rarity of such a home.

Ground Floor

Hall

Recently fitted composite entrance door with 'key less' security, contemporary radiator, stairs to the first floor landing with cupboards under, coving to the ceiling and doors to the WC, lounge, kitchen and a storage cupboard.

WC

Push flush WC, vanity housed wash hand basin, contemporary radiator, tiled flooring continued from the hall and a feature portal PVCu double-glazed frosted window.

Lounge 4.47m x 3.15m (14'8" x 10'4")

Focal fireplace and a PVCu double-glazed window to the front aspect with a radiator beneath.

Kitchen 5.33m x 6.20m (17'6" x 20'4")

A stunning open-plan space with a modern range of handle less wall and base units and drawers. An island unit with an inset sink, induction hob, extractor overhead and dishwasher. Contrasting breakfast bar and integrated oven, further oven and warming drawer, fridge and freezer. Down lighters to the ceiling, two radiators, PVCu double-glazed French doors to the rear garden and open-plan to the dining area. Doors to a snug/study and the utility room.

Dining Area 2.62m x 3.15m (8'7" x 10'4")

Down lighters to the ceiling, radiator, continuation of tiled floor from kitchen and an open recess to the family room.

Utility 1.35m x 3.33m (4'5" x 10'11")

Wall and base units with work surface, sink and tap and plumbing for a washing machine. Radiator, down lighters, tiled floor, rear entrance door and an integral door to the garage.

Family Room 4.14m x 3.10m (13'7" x 10'2")

PVCu double-glazed windows and French doors to the garden, wood flooring and two 'Velux' windows.

Snug/Study 3.07m x 3.30m (10'1" x 10'10")

PVCu double-glazed window to the front aspect, radiator and laminate flooring.

First Floor

Landing

Doors to rooms, storage cupboard and door access to stairs leading to the second floor master bedroom.

Bedroom 3.07m x 3.23m (10'1" x 10'7")

PVCu double-glazed bow window to the front aspect with a radiator beneath and a recess to door accessing the en-suite and a wardrobe.

En-suite

Fully tiled walls and floor with a double walk-in shower enclosure, push flush WC and pedestal wash hand basin. PVCu double-glazed frosted window, chrome central heated towel warmer, down lighters and an extractor.

Bedroom 3.12m x 3.33m (10'3" x 10'11")

PVCu double-glazed window to the front aspect, radiator and a fitted wardrobe.

Bedroom 3.00m x 3.30m (9'10" x 10'10")

Fitted wardrobe and a PVCu double-glazed window to the rear aspect with a radiator beneath.

Bedroom 2.41m x 3.23m (7'11" x 10'7")

PVCu double-glazed window to the rear aspect, radiator and under stairs built-in wardrobe.

Bedroom 2.74m x 2.41m (9'0" x 7'11")

PVCu double-glazed window to the rear aspect with a radiator beneath.

Bathroom

A feature deep bath with a wall mounted tap, vanity housed wash hand basin and push flush WC. Fully tiled walls and floor, down lighters to the ceiling, chrome central heated towel warmer and a PVCu double-glazed frosted window.

Shower Room

Fully tiled walls and floor with a shower enclosure, unit housed push flush WC and a wash hand basin. Chrome central heated towel warmer, down lighters and an extractor.

Second Floor

Master Bedroom 4.36m x 5.29m (14'4" x 17'4")

Having fitted wardrobes and drawers cleverly utilised into the eaves space, two PVCu double-glazed windows to the rear aspect, radiator, down lighters and a walk through recess with a door to an en-suite with wardrobes fitted either side.

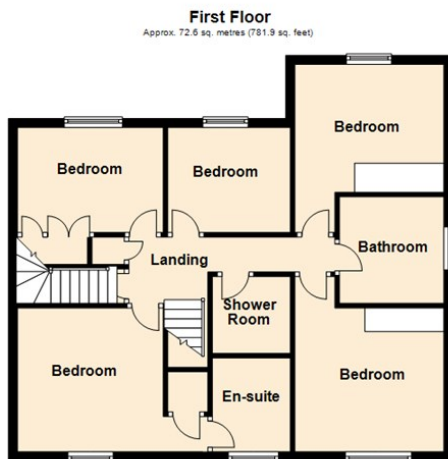
En-suite

Walk-in shower enclosure, unit housed push flush WC, half pedestal wash hand basin, fully tiled walls and floor, chrome central heating radiator, two 'Velux' windows and a down lighter.

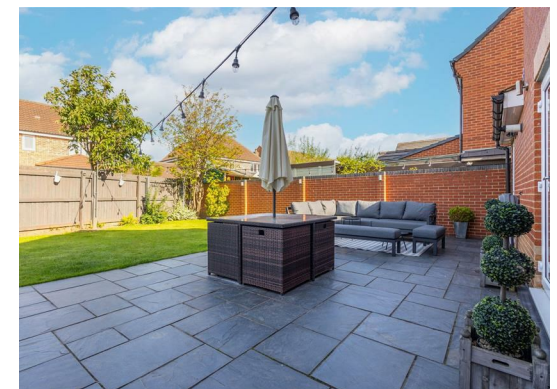
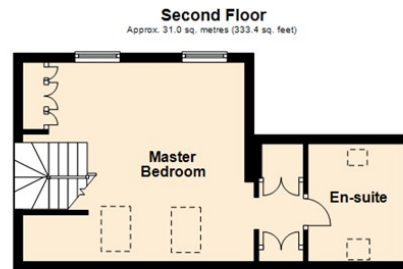
Exterior

To the front is an open lawned garden with a double drive providing parking for three cars and leading to a single garage which has an electric roller shutter door and storage within the eaves. The rear garden is a good size with a lawn and a slate flagged patio.





Total area: approx. 207.7 sq. metres (2235.9 sq. feet)



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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