



Elm Drive | Killingbeck | LS14 6FQ

£343,000

FOUR BEDROOM DETACHED HOUSE | COUNCIL TAX NAD D | EPC RATING C

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*** FOUR BEDROOM DETACHED HOUSE * POULAR & CONVENIENT LOCATION ***

We are delighted to present to you this immaculate detached house, offered for sale and ideal for families. This property is an embodiment of elegance and comfort, reflecting meticulous attention to detail in every corner. The house boasts four generously proportioned bedrooms, two well-appointed bathrooms, and a spacious kitchen, offering a blend of practicality and modern style.

The property features two delightful reception rooms providing an excellent setting for social gatherings or tranquil relaxation. The presence of a single garage offers secure parking and additional storage facilities. Adding to the list of unique features is the south-facing garden - a perfect haven for those with green fingers or anyone with a penchant for outdoor relaxation.

The property's location is nothing short of excellent, with an abundance of local amenities within a short distance. Public transport links are readily available, ensuring that commuting is as stress-free as possible. For those who appreciate the outdoors, the nearby green spaces, walking routes, and cycling routes offer a great opportunity to enjoy the area's natural beauty.

This property not only offers a high-quality living space but also a lifestyle of convenience and leisure. The detached house is in an immaculate condition, ready for you to move in and create your perfect family home. Don't miss the opportunity to view this standout property, a perfect combination of comfort, style, and convenience.

Ideally placed to take advantage of all local amenities in Killingbeck retail park and Crossgates shopping centre which includes local banks, post office and a railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas via the A64 and the main A6120 Ring Road just a short distance away.

Ground Floor

Entrance Hall

A light and spacious entrance hall with a staircase rising

to the first floor. There is a composite entry door and a central heating radiator.

Guest w.c

A guest facility half tiled in ceramics with a low flush w.c and wash hand basin. Extractor fan and radiator.

Living Room 3.35m x 4.85m (11'0" x 15'11")

An elegant living space with French windows overlooking the rear garden, central heating radiator, TV point and window to the rear.

Dining Room 3.05m x 2.44m (10'0" x 8'0")

Ample space for a family sized table and chairs. Central heating radiator and window to the front.

Kitchen 4.57m x 2.44m (15'0" x 8'0")

This fabulous living space has everything a growing family need in a modern home. There is a range of wall and base units with contrasting worksurfaces over. A built under electric oven with a gas hob and extractor over. Integrated dishwasher and space for a tall fridge/freezer. Stainless steel one and a half bowl sink with mixer tap. The kitchen has an additional breakfast bar, radiator and door giving access to the side.

First Floor

Landing

With two fixture storage cupboards one of which houses the hot water cylinder and access to all the bedrooms and the family bathroom.

Master Bedroom 3.63m x 2.44m (11'11" x 8'0")

A double bedroom with window placed to the front, sliding door fitted wardrobes providing hanging rails and shelving, radiator and door to;

En-suite Shower Room

Beautiful en-suite shower room fully tiled in modern ceramics with a hand wash basin and WC with a concealed cistern, a walk-in shower cubicle with monsoon effect shower and glass screen. Ladder style central heating radiator and extractor fan. Window to the front.

Bedroom 2 3.99m x 2.44m (13'1" x 8'0")

A double bedroom with central heating radiator, fitted mirrored wardrobes and window overlooking the rear garden.

Bedroom 3 3.25m x 2.79m (10'8" x 9'2")

A double bedroom with central heating radiator, fitted sliding door wardrobes and window overlooking the front garden.

Bedroom 4 3.21m x 2.74m (10'6" x 9'0")

A double bedroom with central heating radiator, fitted wardrobes and window overlooking the rear garden.

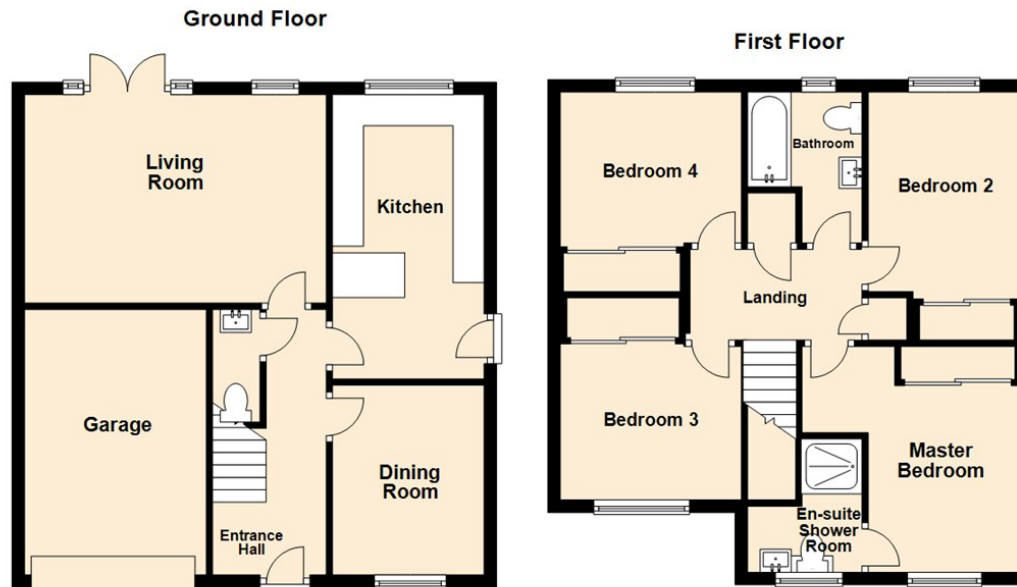
Bathroom

This spacious family bathroom is fitted with a three piece suite which comprises; a paneled bath with 'monsoon' effect shower over, a hand wash basin and WC with a concealed cistern. An extractor fan and a window to the rear elevation.

Exterior

To the front of the property is a small buffer garden with a double parking apron which leads to the garage. The rear garden is fully enclosed and has been landscaped by the current owners to offer a decked seating area, a patio seating area, lawn with raised flower beds and feature exterior lighting. The garage has an up-and-over door, power and light.





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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