

**24 Harewood Way
Leeds**



**5 Bedroom House - Detached
£475,000**

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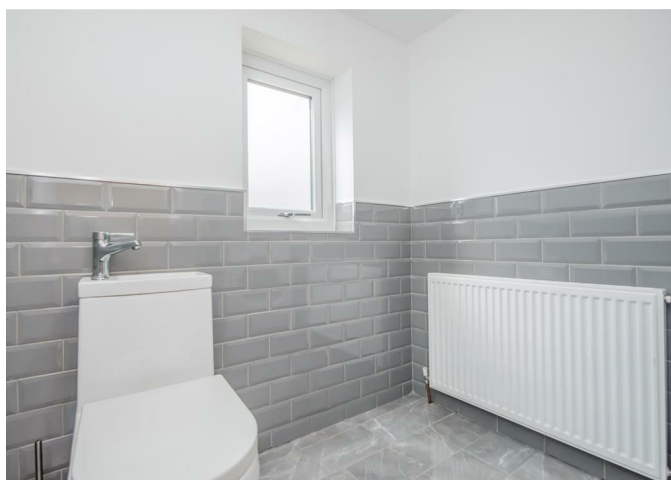
GROUND FLOOR:

Hallway:



Access via a composite front entrance door, tiled flooring, stairs rising to the first floor, central heating radiator

Guest Cloakroom / WC:



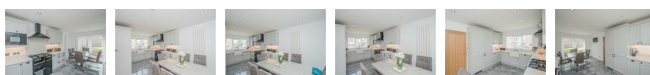
Double glazed window, a modern suite comprising of a low flush WC and a wash basin, central heating radiator, space for a tumble dryer

Living Room:



Double glazed bay window to the front elevation, double glazed patio doors opening onto the rear garden, a media wall with television point and storage cupboards, engineered Oak flooring, inset ceiling lights

Fitted Dining Kitchen:



Double glazed window to the front elevation, a modern range of fitted wall, drawer & base units (pull out shelving, larder unit), quartz work surfaces, Belfast sink, a range of integral kitchen appliances (automatic washing machine, dishwasher, fridge / freezer, extractor hood), a range style cooker with five burners, dining area with ample space for a table and chairs, central heating radiator, double glazed French doors opening onto the rear garden

TO THE FIRST FLOOR:

Landing:



Double glazed window, central heating radiator, stairs rising to the second floor, access to the first floor accommodation

Master Bedroom:



Double glazed window, central heating radiator, a range of wardrobes providing useful storage and hanging space

En-suite Shower Room / WC:



Double glazed window, a glazed double shower cubicle with a plumbed shower (rainfall head and shower wand), a wash basin set into a vanity unit, low flush WC, storage cabinet, inset ceiling lights, ladder style central heating radiator / towel warmer

Bedroom Two:



Double glazed window, central heating radiator, television point

Bedroom Three / Study:



Double glazed window, central heating radiator, television point

Family Bathroom / WC:



Double glazed window, a modern white, navy and brushed brass suite comprising of a free-standing bath, a wash basin set into a vanity unit, a low flush WC, ladder style central heating radiator / towel warmer, inset ceiling lights, storage cabinet

SECOND FLOOR:

Landing:

Double glazed window, access to the second floor accommodation

Bedroom Four:



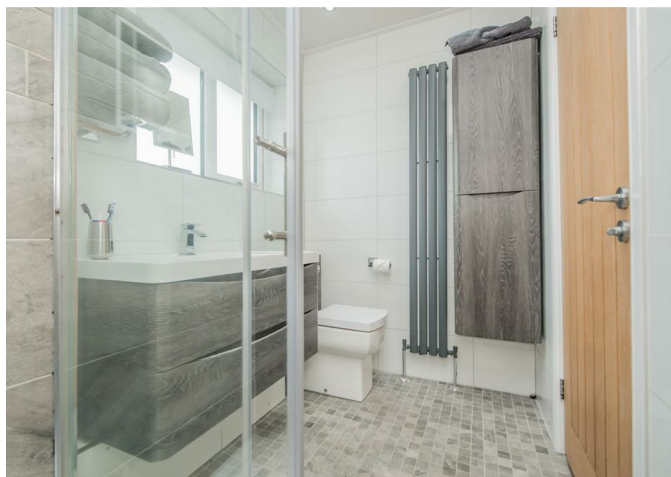
Double glazed window, central heating radiator, storage to the eaves

Bedroom Five:



Double glazed window, central heating radiator, storage to the eaves

Shower Room / WC:



A glazed shower cubicle with a plumbed shower, a wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer. inset ceiling lights

TO THE OUTSIDE:



Gardens:



The front garden is open plan with a lawn and a garden path leading to the front door. The rear garden is enclosed, a good size and benefits from having a large lawn. a low maintenance gravel patio, a paved (Indian Stone) patio, external lighting, and an outside tap

Single Garage / Off Street Parking:



A driveway provides useful off street parking for several cars and access to a single garage with an electric door and storage to the roof space (accessed via a pull down ladder)

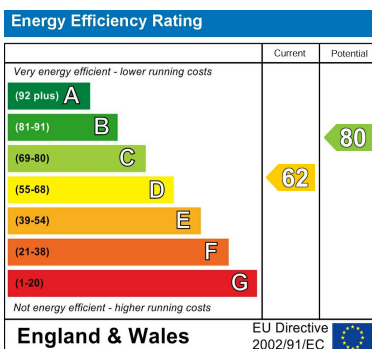
EPC Rating & Council Tax Band: D

EPC Rating: D / Council Tax Band: D

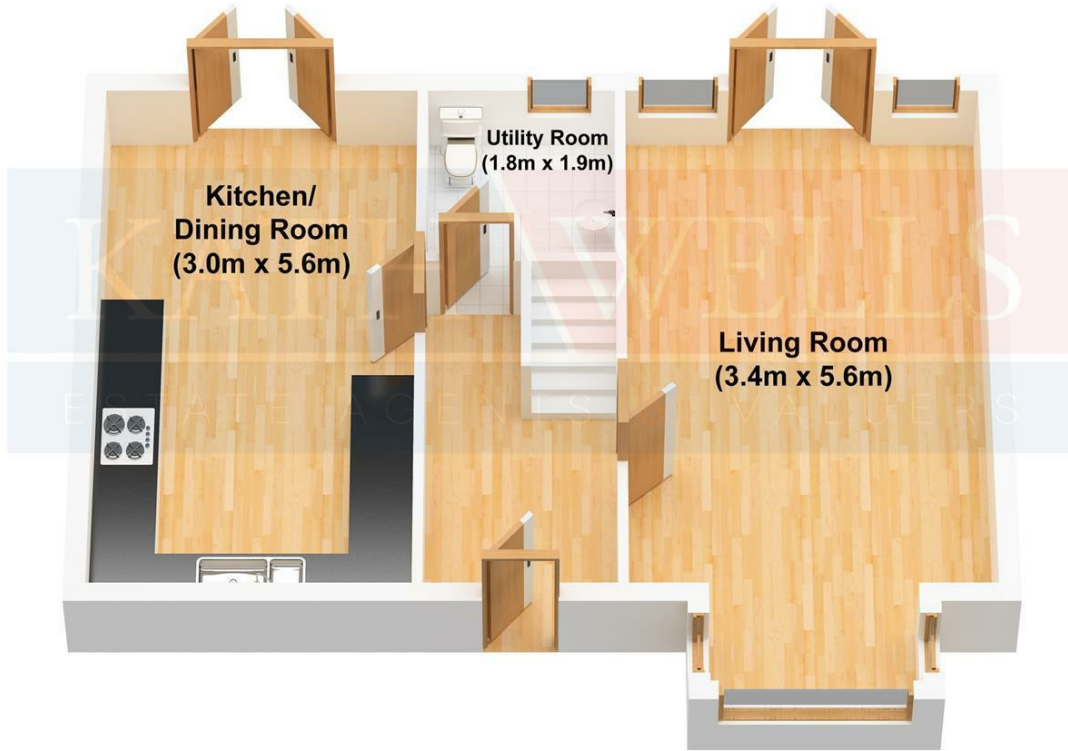
EPC LINK:

<https://www.tax.service.gov.uk/check-council-tax-band/property/336384244>

Energy Efficiency Graph



Ground Floor



First Floor



Second Floor

