



24 Harewood Way, Leeds, LS13 4QD

Offers Around £475,000

EXTENDED LUXURY FIVE BEDROOM FAMILY DETACHED HOME !!

Early internal viewing is essential for this which benefits from having luxury fittings throughout and accommodation over three floors. The property was recently refurbished and has new internal doors, new flooring throughout, modern bathrooms and a modern fitted kitchen with integral appliances.

Briefly throughout and to the ground floor the property comprises of a large HALLWAY with stairs rising to the first floor, a GUEST CLOAKROOM / WC with a modern white suite, a LIVING ROOM with windows to the front elevation and patio doors opening onto the rear garden, a LARGE OPEN PLAN & MODERN FITTED DINING KITCHEN with patio doors opening onto the rear garden and an ample range of luxury fitted cabinets and work surfaces.

To the first floor there are THREE DOUBLE BEDROOMS (one of which has a range of WARDROBES), a MODERN EN-SUITE SHOWER ROOM / WC, and a MODERN BATHROOM with a luxury suite. To the second floor there are TWO FURTHER DOUBLE BEDROOMS and a SHOWER ROOM / WC.

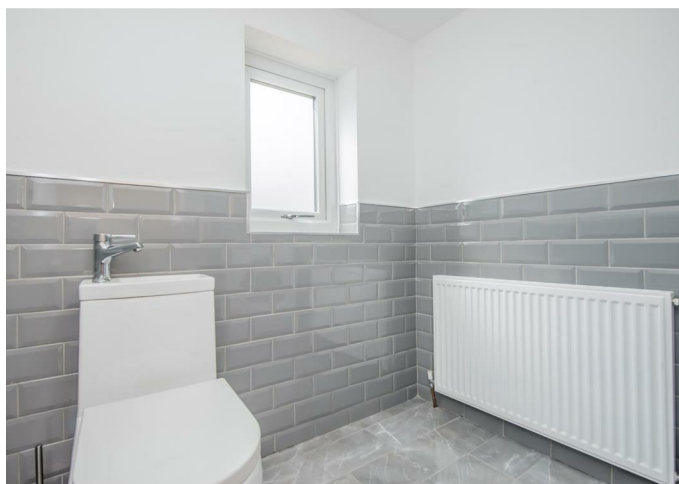
GROUND FLOOR:

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:



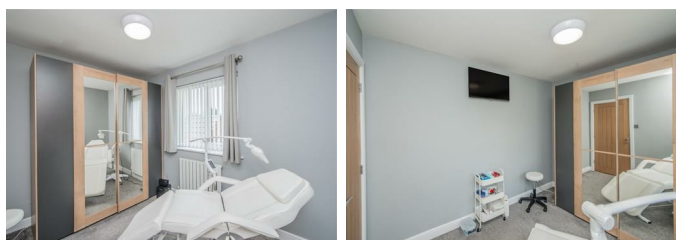
Double glazed window, a glazed double shower cubicle with a plumbed shower (rainfall head and shower wand), a wash basin set into a vanity unit, low flush WC, storage cabinet, inset ceiling lights, ladder style central heating radiator / towel warmer

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)

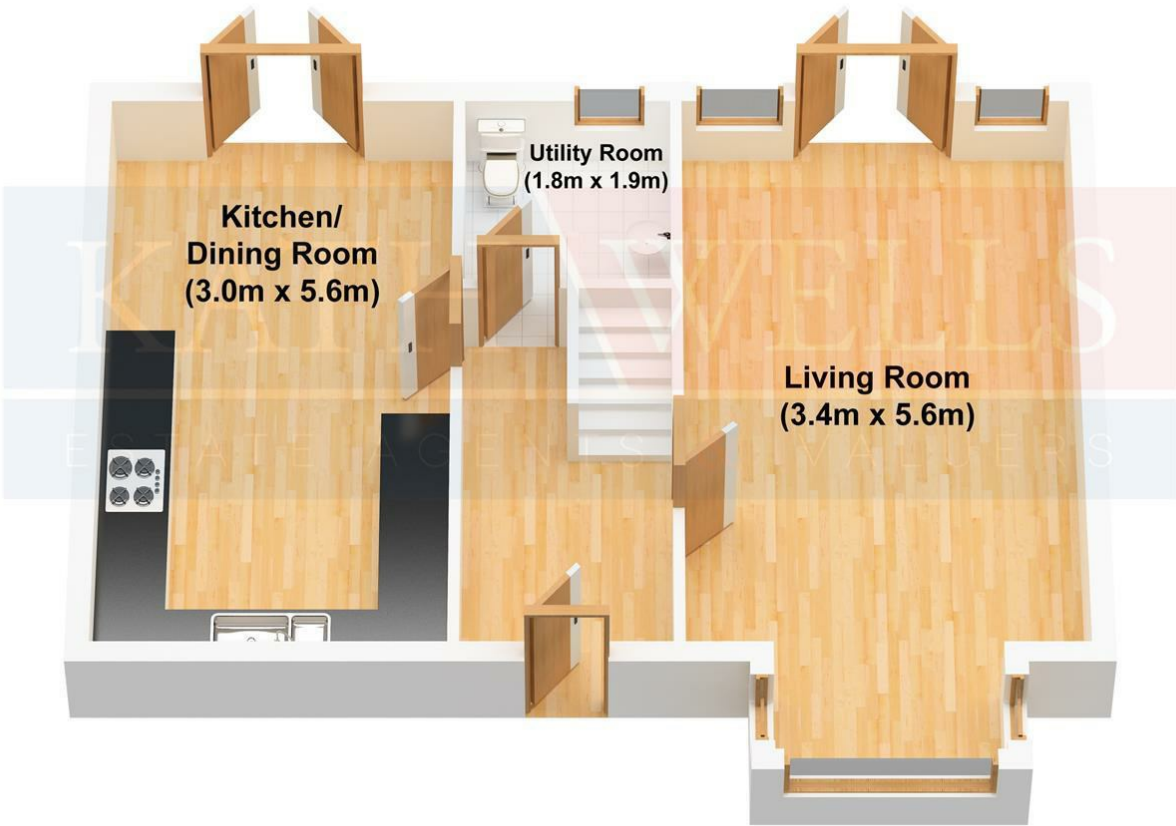
EPC Rating & Council Tax Band: D

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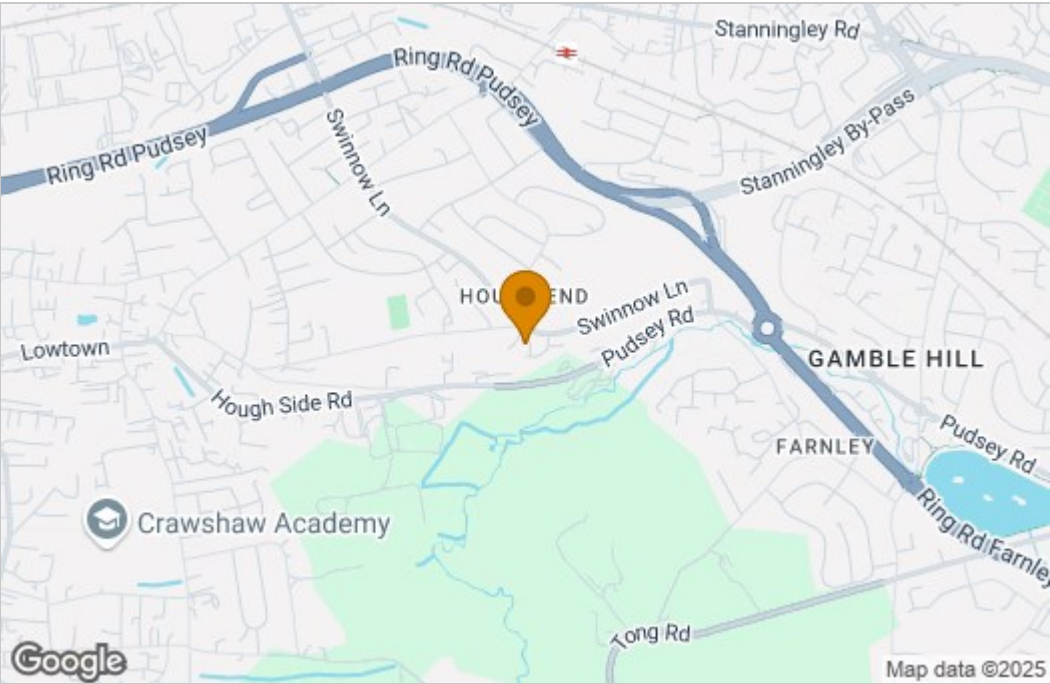
EPC LINK:

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

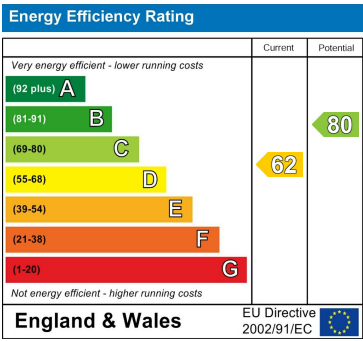
Ground Floor



Area Map



Energy Efficiency Graph



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