



Village Gardens, Leeds LS15 9BL

welcome to

Village Gardens, Leeds

A beautifully presented four-bedroom detached family home offering modern living with spacious interiors, a stunning conservatory, and expansive rear views. With off-street parking, a private driveway, this property provides both comfort and convenience in a desirable location.



Ground floor

The welcoming hallway leads to a large living room, seamlessly flowing into the conservatory which offers additional living space with beautiful garden views. Dining room perfect for family dining, modern kitchen/dining room and a utility room. Ground floor W/C adding practicality and a staircase rising to the first floor.

First floor

The first floor features a generous landing which leads to four good sized bedrooms, providing ample accommodation for a growing family and master bedroom benefiting from an en-suite. A well-appointed family bathroom serves the home, ensuring convenience for all.

Outside

This property is situated in the Colton Village conservation area, maintaining that semi-rural feel and also restricting any possible nearby development. Benefiting from a large plot with a garage, generous gardens and outdoor space, to the rear there is a large south facing, private and secure garden with large patio with dining and BBQ area, garden shed and children's playhouse.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the

Ground Floor

Entrance Hall

Lounge

11' 7" MAX x 21' 9" MAX (3.53m MAX x 6.63m MAX)

Conservatory

21' 7" MAX x 10' 2" MAX (6.58m MAX x 3.10m MAX)

Dining Room

9' 8" MAX x 13' 9" MAX (2.95m MAX x 4.19m MAX)

Kitchen/Diner

10' 9" MAX x 14' 9" MAX (3.28m MAX x 4.50m MAX)

Utility Room

5' 2" MAX x 6' 3" MAX (1.57m MAX x 1.91m MAX)

Guest W/C

First Floor

Landing

Bedroom One; En-Suite

12' 2" MAX x 12' 3" MAX (3.71m MAX x 3.73m MAX)

Bedroom Two

10' 6" MAX x 9' 5" MAX (3.20m MAX x 2.87m MAX)

Bedroom Three

9' 6" MAX x 9' 5" MAX (2.90m MAX x 2.87m MAX)

Bedroom Four

10' 4" MAX x 7' 5" MAX (3.15m MAX x 2.26m MAX)

Bathroom

Loft



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welcome to Village Gardens, Leeds

- DETACHED FAMILY HOME OCCUPYING A LARGE PLOT
- FOUR GOOD SIZE BEDROOMS; ONE EN-SUITE
- FOUR RECEPTION ROOMS INCLUDING A CONSERVATORY
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- ELECTRIC VEHICLE CHARGING POINT

Tenure: Freehold EPC Rating: C

£700,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT109178 - 0006

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