



Village Gardens, Leeds LS15 9BL

welcome to

Village Gardens, Leeds

A beautifully presented detached family home offering modern living with spacious interiors throughout, a stunning conservatory, well maintained landscaped garden and expansive rear views. With private off street parking and a garage, this property is in a desirable location.



Ground Floor Entrance Hall

Entrance hall way with central heating radiator and a cupboard holds the consumer unit and solar power system meter.

Lounge

11' 7" MAX x 21' 9" MAX (3.53m MAX x 6.63m MAX)
Lounge with French style patio doors leading into the conservatory, oak flooring throughout, recessed feature fireplace, two central heating radiators, bay window to the front.

Conservatory

21' 7" MAX x 10' 2" MAX (6.58m MAX x 3.10m MAX)
Conservatory with beautiful expansive views to the rear, two electric radiators.

Dining Room

9' 8" MAX x 13' 9" MAX (2.95m MAX x 4.19m MAX)
Dining room which is carpeted throughout, central heating radiator, window to the rear.

Kitchen/Diner

10' 9" MAX x 14' 9" MAX (3.28m MAX x 4.50m MAX)
Modern kitchen with fully fitted wall and base units, quartz worktop and backsplashes, integrated appliances; range cooker and American-style fridge freezer, stylish fixtures and fittings, spotlights, window to the rear, door into the utility room, central heating radiator. Diner with sliding patio doors into the rear garden, spotlights, central heating radiator.

Utility Room

5' 2" MAX x 6' 3" MAX (1.57m MAX x 1.91m MAX)
Fitted worktop with room for a washing machine and dryer below, window to the front, door to the side.

Guest W/C

Ground floor guest W/C with washing hand basin and a window to the front.

First Floor Landing

Landing which provides access to all the bedrooms and the family bathroom. Airing cupboard which contains HW cylinder and storage space. Central heating radiator.

Bedroom One; En-Suite

12' 2" MAX x 12' 3" MAX (3.71m MAX x 3.73m MAX)
Master bedroom with en-suite. Bedroom with fitted wardrobes adding storage space, carpeted throughout, central heating radiator, window to the rear overlooking rural views towards Temple Newsam Estate. En-suite incorporating; walk in shower, washing hand basin and W/C within a fitted storage unit, underfloor heating, window to the front.

Bedroom Two

10' 6" MAX x 9' 5" MAX (3.20m MAX x 2.87m MAX)
Fitted wardrobes adding convenience and storage space, carpeted throughout, window to the rear overlooking rural views towards Temple Newsam Estate, central heating radiator.

Bedroom Three

9' 6" MAX x 9' 5" MAX (2.90m MAX x 2.87m MAX)
Bedroom three is carpeted throughout, window to the rear overlooking rural views towards Temple Newsam Estate, central heating radiator.

Bedroom Four

10' 4" MAX x 7' 5" MAX (3.15m MAX x 2.26m MAX)
The fourth bedroom is carpeted throughout, window to the front, central heating radiator.

Bathroom

Family bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin and W/C within a integrated storage unit, spotlights, underfloor heating, central heating radiator, window to the front.

Loft

Loft which is partially boarded, ethernet cabling and a network switch, TV distribution and booster box

lights, electrics.



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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

Council Tax Band: F

guide price

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109178 - 0013

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