



**Baronsway, LEEDS LS15 7AW**



**welcome to**

## **Baronsway, LEEDS**

Impressive four-bedroom detached family home. Boasting two spacious reception rooms, a convenient guest W/C, and a stylish Jack & Jill en-suite, this property offers both comfort and practicality. Additional features include a private driveway and an integrated garage.

### **Ground Floor**

#### **Kitchen**

7' 9" MAX x 9' 8" MAX ( 2.36m MAX x 2.95m MAX )

Modern kitchen featuring fully fitted wall and base units with integrated appliances, including oven, microwave, electric hob, extractor fan, fridge-freezer, and washing machine. Stylish spotlights and fully tiled walls create a sleek finish. A rear-facing window provides natural light, and a door leads conveniently to the entrance hall.

#### **Lounge/Diner**

22' MAX x 8' 3" MAX ( 6.71m MAX x 2.51m MAX )

A generously sized, open-plan lounge and dining area, carpeted throughout for comfort. The lounge features a stylish electric fireplace and a large front-facing window, creating a bright and welcoming space. The dining area benefits from elegant glass doors that open into the garden room, perfect for entertaining or relaxing.

#### **Sitting Room**

8' 7" MAX x 9' 3" MAX ( 2.62m MAX x 2.82m MAX )

Comfortable sitting room, carpeted throughout, featuring sliding patio doors that open directly onto the rear garden. Includes a central heating radiator for year-round warmth.

#### **Guest W/C**

Convenient guest cloakroom featuring a wash basin set within an integrated storage unit. Fully tiled walls add a clean, modern finish, complemented by a front-facing window for natural light.

### **First Floor**

#### **Bedroom One**

11' 4" MAX x 10' 11" MAX ( 3.45m MAX x 3.33m MAX )

Bedroom one with Jack & Jill En-Suite. Fitted wardrobes, carpeted throughout, window to the

rear, central heating radiator.

#### **Jack & Jill En-Suite**

Shared en-suite for bedrooms one and two, featuring a spacious walk-in shower, W/C, and a wash basin set within an integrated storage unit. A rear-facing window provides natural light, while a heated towel radiator adds comfort and convenience.

#### **Bedroom Two**

13' 6" MAX x 8' MAX ( 4.11m MAX x 2.44m MAX )

Bedroom two with Jack & Jill En-Suite. Carpeted throughout, window to the rear, central heating radiator.

#### **Bedroom Three**

6' 11" MAX x 9' 11" MAX ( 2.11m MAX x 3.02m MAX )

Window to the front, central heating radiator.

#### **Bedroom Four**

9' 10" MAX x 9' 4" MAX ( 3.00m MAX x 2.84m MAX )

Carpeted throughout, window to the front, central heating radiator.

#### **Bathroom**

Modern family bathroom featuring a three-piece suite comprising a bathtub, W/C, and a wash basin set within integrated storage units. Fully tiled walls create a sleek finish, complemented by a rear-facing window for natural light.





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## Baronsway, LEEDS

- DETACHED HOUSE; FOUR BEDROOMS
- TWO RECEPTION ROOMS INCLUDING SITTING ROOM
- GUEST W/C, FAMILY BATHROOM, JACK & JILL EN-SUITE
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- MULTILEVEL GARDEN TO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£375,000**



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Property Ref:  
CGT111244 - 0002

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