



**Bower Road, LEEDS LS15 8UF**



**welcome to**

**Bower Road, LEEDS**

Spacious 4/5 bed home including a master en-suite. Features two inviting reception rooms and a stunning open-plan kitchen/dining area with French-style patio doors leading to the rear garden. Complete with a private driveway for convenient parking.



## Ground Floor

### Lounge

A bright and welcoming lounge featuring a charming fireplace as the focal point. The space is enhanced by a large bay window to the front, allowing plenty of natural light to flood in. Carpeted throughout for comfort and warmth, and fitted with a central heating radiator for year-round coziness.

### Open Plan Kitchen/Dining Room

A stylish and spacious open-plan layout featuring a fully fitted kitchen with wall and base units and integrated appliances for a sleek finish. The kitchen includes a breakfast bar for casual dining and entertaining, complemented by a dedicated dining area with French-style patio doors opening to the rear garden, creating a seamless indoor-outdoor flow. Modern spotlights provide excellent illumination, while windows to the rear and side flood the space with natural light, making this the perfect hub for family living and entertaining.

### Snug/Second Lounge

A versatile and cozy space ideal for use as a family room, home office, or playroom. This room features French-style patio doors opening to the rear garden, creating a bright and airy feel. Carpeted throughout for comfort, with a window to the side allowing additional natural light. Fitted with a central heating radiator, ensuring warmth all year round.

### Guest W/C

Ground floor guest W/C with washing hand basin, window to the side.

## First Floor

### Office/Dressing Room; En-Suite

Carpeted throughout for comfort, featuring a window to the rear that provides plenty of natural light. Fitted with a central heating radiator, this room offers a warm and inviting atmosphere.

En-Suite incorporating a modern en-suite incorporating a walk-in shower, dual wash hand basins set within an integrated storage unit, and a

W/C for convenience.

### Bedroom One

Double bedroom, carpeted throughout, window to the front and rear, central heating radiator.

### Bedroom Two

Double bedroom, carpeted throughout, window to the front, central heating radiator.

### Bedroom Three

Double bedroom, carpeted throughout, window to the front, central heating radiator.

### Bedroom Four

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

### Bathroom

A well-appointed bathroom incorporating a bath with shower facilities, a wash hand basin and W/C set within an integrated storage unit for a sleek and practical finish. The space is fully tiled throughout, offering a modern and easy-to-maintain design, and includes a window to the rear for natural light and ventilation.



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welcome to

## Bower Road, LEEDS

- DETACHED FAMILY HOME
- 4/5 BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- TWO SPACIOUS RECEPTION ROOMS
- OPEN-PLAN KITCHEN AND DINING AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111287 - 0005

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