



**Walnut Close, Leeds LS14 2HG**

**welcome to**

## **Walnut Close, Leeds**

IDEAL for the FAMILY BUYER, this INCREDIBLE detached home offers FOUR good size BEDROOMS, TWO RECEPTION ROOMS, and a solid roof CONSERVATORY. PERFECT for the FAMILY BUYER, this property also includes an enclosed REAR GARDEN with a generous OUTBUILDING, PLUS a DRIVEWAY!!!



## **Entrance Hall**

Having the entrance door to the front, a gas central heating radiator, a useful under stair storage cupboard, and stairs to the first floor landing.

## **Ground Floor W.C**

Equipped with the W.C, a wash hand basin, gas central heating radiator and a window to the front.

## **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer with mixer tap, an electric double oven, a five ring gas hob with tiling to the splash area and a cooker hood over. Also features a gas central heating radiator, a window to the front, and a door leading out to the side aspect.

## **Dining Room**

Currently used as a second lounge and includes a gas central heating radiator, and French doors leading out to the rear garden.

## **Lounge Diner**

Featuring a box bay window to the front aspect, a feature fire place with a gas fire, surround, and hearth, and a gas central heating radiator. Patio door leading out to the conservatory.

## **Conservatory**

A solid roof conservatory with upvc windows to the rear and sides, plus a brick built base. French doors lead out to the garden space, and also includes electric points ceiling lighting.

## **First Floor Landing**

With stairs rising from the ground floor and having a gas central heating radiator, a window to the rear, and an access hatch to the partly boarded loft which also has a loft ladder.

## **Bedroom One**

Window to the side aspect, a gas central heating radiator, and fitted wardrobes.

## **Bedroom Two**

Window to the rear aspect, a gas central heating radiator and fitted wardrobes.

## **Bedroom Three**

Window to the rear aspect, and a gas central heating radiator.

## **Bedroom Four**

Window to the front aspect, and a gas central heating radiator.

## **Shower Room**

Comprising of a modern shower room with a walk in shower, a w.c, and a wash hand basin set within a vanity storage units. Heated towel rail, and a window to the front.

## **Exterior**

Externally this detached family home has a driveway allowing for ample off street parking, with a low maintenance garden to the front. To the rear is a private garden space with a raised patio seating area with steps down to the lawned area, fenced boundaries, and access to the storage outbuildings.

## **Outbuilding**

A generous outbuilding with one area currently used as storage by the current owners, and the second as a gym.



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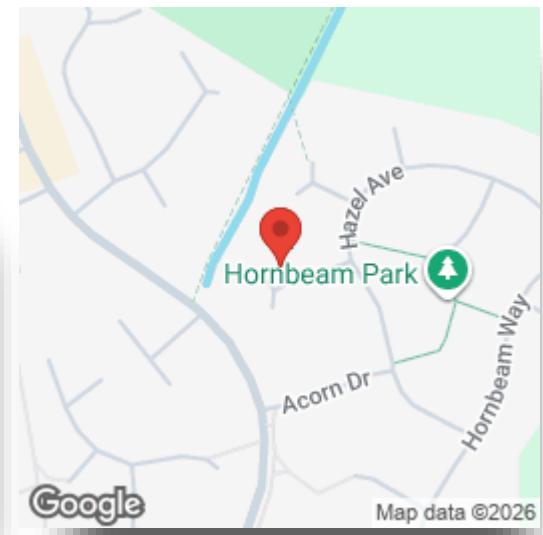
## Walnut Close, Leeds

- Detached Family Home
- Four Good Size Bedrooms
- Two Reception Rooms
- Ground Floor W.C
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£425,000**



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