



Wynford Rise, Leeds LS16 6HX

welcome to

Wynford Rise, Leeds

A semi-detached house with three bedrooms located in a popular residential area providing access to local amenities, schools and transport links.



Wynford Rise

Offered for sale is this extended three bed semi-detached property in a popular and convenient residential location. In brief the property comprises; entrance hall, kitchen, two reception rooms, downstairs shower room, three bedrooms, bathroom and separate wc. The property also benefits from having an outbuilding and garage. Externally the property offers a driveway and gardens to the front and rear.

Entrance Hall

The front entry door opens in to the entrance hall which has a storage cupboard and a staircase rising to the first floor landing.

Kitchen

Fitted with a range of wall and base units with work surfaces which incorporate a stainless steel sink and drainer unit. Split level cooking comprises; integrated oven and electric hob with cooker hood over. Space for fridge freezer and plumbing for washing machine. External door to the side elevation leads out to the side of the property.

Reception One

25' 8" x 11' (7.82m x 3.35m)

With a bay window to the front of the elevation, feature fireplace with gas fire and radiators.

Reception Two

11' 3" x 15' 5" (3.43m x 4.70m)

With radiators and double glazed sliding doors leading out to the rear garden.

Shower Room

With walk in shower, wash hand basin and low flush wc. Fully tiled walls, radiator and window to the side elevation.

First Floor Landing

Stairs rise from the ground floor up to the first floor landing.

Bedroom One

14' 2" x 6' 7" (4.32m x 2.01m)

A double bedroom with built in wardrobes and double glazed bay window to the front elevation.

Bedroom Two

14' 3" x 9' 2" (4.34m x 2.79m)

A second double bedroom, with built in cupboards, window to the rear elevation and sliding doors.

Bedroom Three

8' 1" x 9' (2.46m x 2.74m)

With a double glazed window to the front elevation.

Bathroom

Corner bath with shower over, vanity wash hand basin with cupboard below, tiling to walls, radiator and double glazed window to the rear elevation.

Separate Wc

Fully tiled with a low flush wc and double glazed window to the side elevation.

Externally

Outhouse

The outhouse is at the bottom of the garden and has power and lighting with windows to the front elevation.

Garage

A single garage with power and lighting and an up and over door to the front with windows and door to the side.

Front Garden

To the front of the property there is a paved driveway leading down the side of the property to the garage, and a paved front garden enclosed by mature hedges.

Rear Garden

At the rear of the property there is a paved garden with raised planted areas enclosed by timber fencing.



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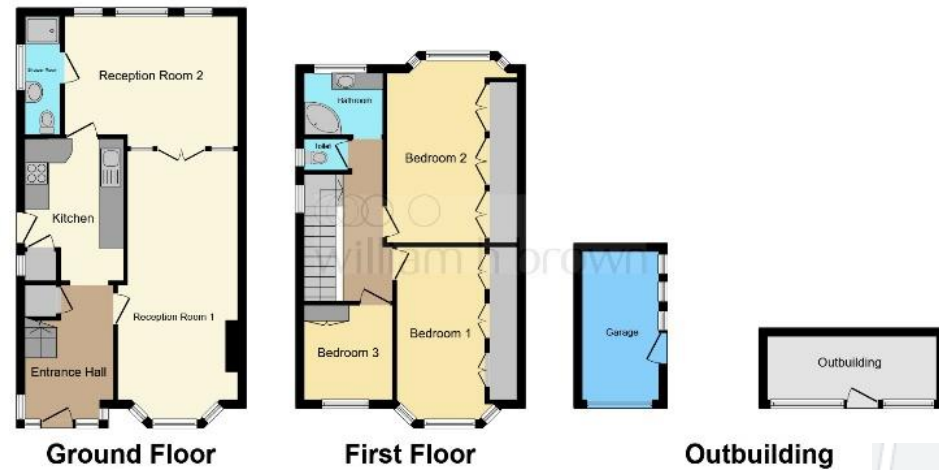
Wynford Rise, Leeds

- Guide Price £300,000 - £325,000
- Extended Semi-Detached Home
- Three Bedrooms
- Driveway Parking & Gardens To Front & Rear
- Outhouse & Detached Garage

Tenure: Freehold EPC Rating: D

guide price

£300,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108109 - 0003

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