



Dunstarn Gardens, LEEDS LS16 8EJ

welcome to

Dunstarn Gardens, LEEDS

This four bed detached house is situated in a highly sought after location and offers an incredible opportunity to create your perfect home. There are excellent schools close by and it is well located for commuting and with quick access to open countryside.



Dunstarn Gardens

A four bed detached house with incredible potential for improvement, extension or development into the perfect family home. Situated at the end of a quiet cul-de-sac in one of the most sought after areas of

Leeds this spacious property comprises; entrance hall, lounge, living room, dining room, kitchen, pantry, guest wc and cloak room, four bedrooms (including 3 doubles), en-suite, house bathroom and separate wc. Externally, the gated driveway to the front offers ample off street parking and leads to a detached double-length garage.

To the front, sides and rear are extensive gardens leading to mature picturesque woodland and country walks.

Gas central heating is supplied by a free-standing boiler.

Entrance Hall

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

Reception Room

13' 7" x 12' 1" (4.14m x 3.68m)

Having a gas fire with surround and hearth, a radiator and double glazed windows to the front elevation with a door leading out to the rear.

Lounge

16' 7" x 14' 10" (5.05m x 4.52m)

A dual aspect lounge with double glazed windows to the front and rear elevations.

Dining Room

12' 7" x 10' 8" (3.84m x 3.25m)

Having a radiator and double glazed window to the front elevation.

Kitchen

13' 8" x 15' 7" (4.17m x 4.75m)

Fitted with a range of wall and base units with roll edge work surfaces over which incorporates a stainless steel sink and drainer unit. Split level cooking comprises; electric oven and gas hob with cooker hood above. Space for fridge freezer and plumbing for both washing machine and dishwasher. Double glazed window to the rear elevation.

Rear Porch

With integral boiler room and adjacent wood store.

Pantry

4' 6" x 5' 3" (1.37m x 1.60m)

Having shelving and a window to the side elevation.

Guest Wc

With a wash hand basin and low flush wc. Window to the front elevation.

First Floor Landing

Stairs rise from the ground floor up to the first floor landing, which has an airing cupboard and radiator. Window to the front elevation.

Bedroom One

17' 1" x 14' 10" (5.21m x 4.52m)

A spacious dual aspect double bedroom with windows to the front, rear and side elevations. Having a radiator and fitted wardrobes.

En-Suite

A wet room style en-suite with shower, wash hand basin and low flush wc. Tiling to walls and floor. Window to the front elevation.

Bedroom Two

13' 8" x 12' 1" (4.17m x 3.68m)

A second double bedroom with fitted wardrobe and window to the rear elevation.

Bedroom Three

13' 7" x 10' 4" (4.14m x 3.15m)

A third double bedroom with windows to the side and rear elevations.

Bedroom Four

10' 8" x 8' 8" (3.25m x 2.64m)

The fourth bedroom has a radiator and window to the front elevation.

Bathroom

Having a bath with mixer tap and shower attachment and fitted cupboards with wash hand basin. Tiling to walls. Window to the rear elevation

Separate Wc

Low flush wc with window to the front elevation.

Garage

The detached garage has power and water supply. There are windows to the side and rear elevations as well as doors to the side and rear.

Externally

To the front of the property there is a gated driveway leading up to the detached garage. To the side and rear of the property are lawned gardens with mature shrubs, trees and borders. The rear garden has a patio.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



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welcome to

Dunstarn Gardens, LEEDS

- Spacious Detached House
- Fantastic Potential
- Four Bedrooms - Three Double & One Single
- Extensive Gardens, Driveway & Detached Garage
- Highly Sought After Location In A Quiet Cul-De-Sac

Tenure: Freehold EPC Rating: Awaited

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108334 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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