



Wayland Court, Leeds LS16 8LU

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Entrance/Hall Lounge

17' 7" max x 12' max (5.36m max x 3.66m max)

The carpeted lounge features a front-facing window, radiator, and gas fire, with spacious sliding doors leading to the conservatory

Dining Room

10' 9" max x 9' 9" max (3.28m max x 2.97m max)

The carpeted space features a service window to the kitchen, a radiator, and a patio sliding door leading to the conservatory.

Downstairs Toilet

The downstairs toilet features laminate flooring, built-in units, a sink, toilet, and radiator, with a front-facing window for natural light.

Kitchen

12' 3" max x 10' 9" max (3.73m max x 3.28m max)

The kitchen features lino flooring, shaker doors, and laminate worktops, complemented by a one-and-a-half bowl metal sink, four-ring gas hob, and extractor. It also boasts a radiator, integrated double oven, and a built-under integrated fridge freezer, with a rear-facing window and ample storage throughout.

Utility Room

6' 4" max x 6' 2" max (1.93m max x 1.88m max)

The utility room is both practical and well-equipped, featuring lino flooring for easy maintenance, a washing machine, and a sink for added convenience. A radiator ensures warmth, while a front-facing window allows natural light to brighten the space. With shaker-style units and laminate worktops, this room provides ample storage and workspace, making daily household tasks seamless.

Conservatory

20' 9" max x 9' 8" max (6.32m max x 2.95m max)

The conservatory is a large, bright, and spacious retreat, designed to flood the home with natural light. With expansive windows and a generous layout, it offers a seamless connection to the outdoors, making it an ideal space for relaxing or entertaining.

Bedroom 1

12' 11" into bay x 10' 7" into bay (3.94m into bay x 3.23m into bay)

The spacious, carpeted bedroom features a radiator for warmth, a sliding fitted wardrobe for storage, and ample room for a king-size bed and freestanding furniture, with a rear-facing window allowing natural light to flow in

Ensuite Bd1

The ensuite bathroom offers both comfort and practicality, featuring carpeted flooring for a cozy feel. A fitted sink unit provides storage and functionality, complemented by a toilet and a spacious shower enclosure for convenience. A side-facing window allows natural light to brighten the space, while a tall towel rail ensures warmth and easy access to towels.

Bedroom 2

11' 9" max x 10' 1" max (3.58m max x 3.07m max)

The spacious, carpeted bedroom features a radiator for warmth, ample room for a double bed and freestanding furniture, with a side window allowing natural light to flow in

Bedroom 3

11' max x 7' 10" max (3.35m max x 2.39m max)

The carpeted single bedroom features a radiator for warmth, a rear-facing window for natural light, and enough space to comfortably accommodate a single bed.

Bedroom 4

8' 9" max x 7' 10" max (2.67m max x 2.39m max)

The carpeted single bedroom features built-in wardrobes for storage, a radiator for warmth, and a front-facing window that allows natural light to brighten the space.

Built In Cupboard Loft Space

The loft space is expansive and full of potential, offering lots of room for storage or future development. Though not boarded, it is equipped with electrics and lighting, making it easily accessible and functional.

Garden/Outer Buildings

The property boasts a front garden with a driveway and lawn, while the large rear garden offers privacy with open views of fields and is fully fenced. A double garage, equipped with lighting and electrics, adds convenience and functionality.



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welcome to

Wayland Court, Leeds

- 4 Bedroom detached house set in quiet cul de sac position
- Private garden to the rear with fabulous open views
- Superb family home with local schools close by
- Double garage and ample parking on driveway
- Great potential for extending and modernising

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£530,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109134 - 0003

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