



Wensley Grove, Leeds LS7 2NB

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welcome to

Wensley Grove, Leeds

This stunning family home offers modern, spacious living with stylish interiors, ample storage and exceptional outdoor space. Offering a modern, well-appointed kitchen, contemporary bathrooms, and spacious bedrooms, this home perfectly balances comfort and functionality.



Entrance/Hall Lounge

20' 10" max x 11' 11" max (6.35m max x 3.63m max)

This beautifully presented through lounge offers a contemporary yet cosy setting, ideal for family living and entertaining. Stylish laminate flooring flows throughout, complemented by a feature log burner that adds warmth and character. A generous bay window to the front floods the room with natural light, while a PVC door and twin rear windows ensure a bright and airy feel.

Kitchen/Diner

21' 2" max x 15' 3" max (6.45m max x 4.65m max)

This open-plan kitchen/diner features a tiled floor, a large modern kitchen with a freestanding range cooker built into the chimney, integrated dishwasher, and built-in microwave to add elegance and convenience. The central island offers storage and seating for three barstools. The stunning bi-folding doors in the kitchen diner open seamlessly onto the garden, creating a perfect indoor-outdoor flow that's ideal for summer barbecues, family gatherings, or simply enjoying the sunshine.

Downstairs Toilet

5' 7" max x 3' 5" max (1.70m max x 1.04m max)

The downstairs toilet features a laminate floor with a toilet and sink which has storage, window to the front and towel radiator.

Utility Room

5' 7" max x 7' 11" max (1.70m max x 2.41m max)

This functional utility room is designed with everyday convenience in mind, featuring hard-wearing laminate flooring and coordinating worktops for a seamless finish. There's plumbing in place for a washing machine and plenty of space for a tumble dryer and other storage. A front-facing window brings in natural light while a handy side door provides easy access to the side of the property.

Bedroom 1

11' 4" max x 9' 7" max (3.45m max x 2.92m max)

This spacious bedroom, currently used as an office,

offers versatility and comfort. Built-in floor to ceiling wardrobes (fitted in 2022), maximises storage while maintaining a sophisticated design and space. The layout allows space for a double bed if desired - a perfect balance of function and flexibility.

Bedroom 2 With Ensuite

14' 11" max x 11' 10" max (4.55m max x 3.61m max)

This spacious bedroom offers comfort and functionality. Fitted wardrobes provide ample storage, with plenty of space for additional freestanding furniture. A rear-facing window allows natural light to brighten the space. The adjoining ensuite is elegantly designed with fully tiled floors and walls, creating a modern aesthetic. A front-facing window enhances ventilation, complemented by the shower enclosure which has an extractor fan. A toilet and sink complete the blend of convenience with style.

Bedroom 3

11' 2" max x 7' 7" max (3.40m max x 2.31m max)

This cosy double bedroom is both stylish and functional with a rear-facing window that fills the space with natural light. A modern fitted wardrobe provides ample storage, and there's room for a double bed and desk.

Bedroom 4

8' 5" max x 8' 2" max (2.57m max x 2.49m max)

This cosy single bedroom features a carpeted floor, a front-facing window and shelving. Perfect for a child's room or office.

Main Bathroom

This stunning four-piece bathroom boasts a walk-in rainfall shower, stylish bathtub, toilet, basin, and a storage cabinet. Finished with eye-catching glossy mint metro tiles and contemporary ceiling spotlights, the space also includes an efficient extractor fan system above the shower for added ventilation and comfort.

Loft Space

The loft offers generous storage space, complete

with lighting and partial boarding for added practicality. Easily accessed via a folding loft ladder, it's a convenient solution for keeping household items neatly tucked away.

Garden

Front Garden: The front garden features a spacious block paved driveway, providing ample parking along with an electric car charger for convenience. Rear Garden: The rear garden is beautifully maintained, boasting a grass lawn, raised sleeper bed and durable, stylish composite decking area with plenty of space for a furniture set - perfect for relaxing or entertaining. Fully enclosed for privacy, the garden enjoys expansive open skies- perfect for making the most of sunny days and starry evenings. There is a handy space to the side of the property for additional storage.

Garden Room

Additionally, a large composite garden room, recently constructed and under long term guarantee, features laminate flooring, power sockets, an electric heater, daylight LED lighting and a side window. With PVC sliding doors illuminated by attractive outdoor lighting, leading onto a decked area accessible by steps. This cosy space is ideal as a home office, gym, sensory room or creative retreat.



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welcome to

Wensley Grove, Leeds

- 4 Bedroom Extended Semi Detached House
- Highly Sought After Chapel Allerton Location
- Open Plan Kitchen/Diner
- Recently Renovated Throughout
- EV Charger / Large Driveway/ Beautiful Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109152 - 0006

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