



5 Foxhill Crescent, Weetwood
£899,995

QUIET LEAFY STREET IN PRESTIGIOUS SUBURB OF WEETWOOD - THIS SUBSTANTIALLY EXTENDED FIVE BEDROOM - SIX RECEPTION ROOM DETACHED FAMILY HOME IS AN ABSOLUTE GEM - AN INTERNAL VIEWING IS ESSENTIAL - CLOSE TO OUTSTANDING SCHOOLS - WALKING DISTANCE TO THE MOORLANDS PRIVATE SCHOOL AND NURSERY - SIMPLY HUGE SQUARE FOOTAGE - VERSATILE LIVING SPACE - LARGE BEDROOMS - HUGE MASTER SUITE WITH DRESSING ROOM- SIMPLY STUNNING SOUTH WEST FACING GARDEN - QUIET LOCATION - WALKING DISTANCE TO BARS AND EATERIES

With gas ch & Upvc double glazing the property comprises: Reception hallway, guest wc, integrated garage, utility/store room, home office, large living/dining space, huge garden room, large living room, fitted kitchen, spacious sitting room. The master suite is simply huge with a dressing room & biw, en-suite with bath (with Jack & Jill door from the main hallway) large 2nd bedroom, three further double bedrooms. House bathroom with shower cubicle. The rear garden has been manicured and landscaped and is a beautiful South West facing sun trap which is deceptively low maintenance. To the front is a driveway providing off street parking for several cars. The property has an integral garage - EPC RATING TBC. -FLOORPLAN TO FOLLOW

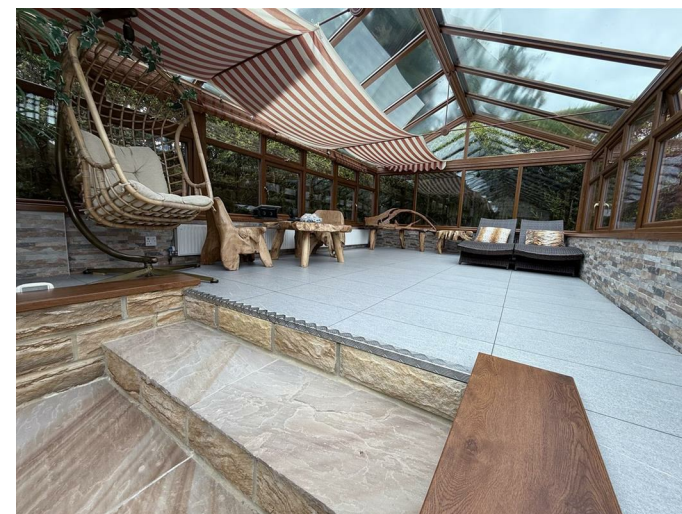
AREA GUIDE

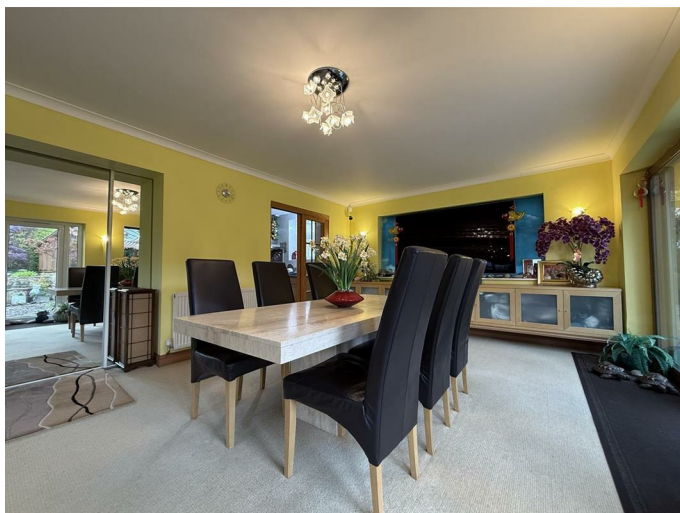
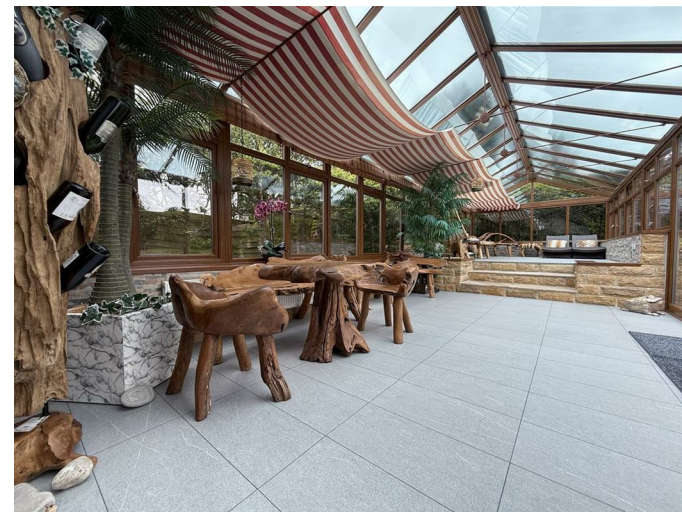
This property has the advantage of being in this quiet, leafy suburb yet enjoying a convenient location just

minutes' walk from the shops and eateries of Weetwood and Headingley.

There are excellent transport links just minutes walk away as well as Headingley and Cookridge golf courses both being on the doorstep. The property is within the catchment area for excellent primary and secondary schools.

David Lloyd is just a short distance down the Ring Road. The delightful walks within Meanwood Park and The Hollies are on the doorstep. With acclaimed schools close by including The Moorlands School and Nursery, The Grammar School at Leeds and excellent transport links via the Leeds Outer Ring Road and Leeds Bradford Airport, Weetwood is the perfect location for the discerning family seeking space, style, and a superb location.





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COUNCIL TAX BAND

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EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

TBC

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

PARKING

The parking at the property is off street parking and garage

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

