

Mike
Dobson



14 Mayo Close

Roundhay, Leeds, LS8 2PX

£625,000

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A truly stunning, ready to move into, four double bedroom detached family home situated at the head of a cul-de-sac within close proximity to all local amenities, including Roundhay Park. The property is also in the catchment area for the prestigious local infant schools, nursery and high school.

The spacious accommodation briefly comprises of; entrance hall, study/playroom, W.C., lounge, dining area, conservatory, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, and bathroom/W.C.

In addition the property is being sold with no onward chain and has PVCu double glazed windows and entrance doors, gas fired central heating with new boiler being installed in 2017 and serviced on an annual basis, bespoke Eastburn fitted kitchen with Quartz work surfaces, five ring gas hob, extractor, double oven, fridge, freezer, and plumbing for washing machine, fitted wardrobes to bedroom one, four piece white bathroom suite being replaced in 2019, alarm system to house and garage, cavity wall insulation, and part boarded loft with drop down ladder providing excellent storage space.

Externally, to the front of the property is a lawned garden with pathway leading to the front door. A tarmac driveway provides off road parking and wrought iron gates lead to a further driveway providing additional for multiple vehicles. There is a detached double garage with electric remote control roller door, side access door and electric and water inside. The rear garden is a fully enclosed and low maintenance with a block paved seating area and timber storage shed.





Ground Floor
Approx. 74.6 sq. metres (803.0 sq. feet)

Conservatory
4.37m x 3.32m
(14'4" x 10'11")

Dining Area
2.73m x 3.64m
(8'11" x 11'11")

Lounge
4.52m x 3.64m
(14'10" x 11'11")

Kitchen
2.73m x 4.65m
(8'11" x 15'3")

WC

Study
3.55m x 2.50m
(11'8" x 8'2")

Entrance Hall
4.52m x 2.05m
(14'10" x 6'9")

First Floor
Approx. 61.6 sq. metres (662.9 sq. feet)

Bedroom 1
3.13m x 3.70m
(10'3" x 12'2")

Bedroom 2
3.59m x 3.07m
(11'9" x 10'1")

Bathroom
2.58m (8'5")
x 2.64m (8'8") max

Bedroom 3
3.66m x 2.48m
(12' x 8'2")

Bedroom 4
3.59m x 2.48m
(11'9" x 8'2")

Landing
4.67m x 2.01m
(15'4" x 6'7")

Total area: approx. 136.2 sq. metres (1465.9 sq. feet)

A map of the Oakwood area in Wetherby, showing the location of the property. The map includes labels for Roundhay, Gledhow Ln, Oakwood, Wetherby Rd, Easterly Rd, and Oakwood Ln. A red pin marks the location of the property on Wetherby Rd. The map also shows a blue line representing a water feature and a road labeled A58. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	81
England & Wales		EU Directive 2002/91/EC	

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