



Eaton Hill, Leeds LS16 6SE

welcome to

Eaton Hill, Leeds

****GUIDE PRICE £500,000 - £525,000**** A modern and stylish four bedroom detached family home in a great Cookridge location close to good schools, amenities and transport links. The property benefits from a driveway & garage. A generous enclosed rear garden.



Eaton Hill

Internal viewing is highly recommended to appreciate the versatile accommodation on offer with this four bedroom detached family home, offered with modern and stylish, ready to move into accommodation, this home would suit those who need multi generational living and briefly comprises; Entrance porch, hallway, downstairs cloakroom, lounge with log burner, open plan kitchen/diner which is also open to a snug and family room creating a lovely atmosphere for family living, the large glass doors allow in natural light and connection to the outside space. The first floor offers a spacious landing, the principle bedroom with ensuite and dressing area, a second double bedroom with a dressing area and two further good sized bedrooms, there is also a family bathroom. The property benefits from a driveway and garage providing ample off street parking and storage. A generous enclosed rear garden provides a perfect space for families or those who love to entertain. This garden also potentially provides the space to extend the home if you so wish yet still maintain a good outside space (with the relevant planning permissions)

Ground Floor

Entrance Porch

Door to the front provides access in to the porch with tiled flooring and a perfect space for coats and shoes, internal door into;

Hallway

A bright and welcoming entrance hallway with stairs to the first floor, radiator, useful understair storage and cloakroom.

Downstairs Cloakroom

A useful addition to any busy family home with low flush wc, wash basin, laminate flooring and radiator.

Lounge

17' 4" x 12' 4" (5.28m x 3.76m)

A cosy formal lounge with a woodburner with brick surround, radiator, carpet and patio doors to the rear opening onto the garden.

Kitchen / Diner

23' 11" x 8' 6" (7.29m x 2.59m)

A modern and stylish kitchen provides a range of wall and base units with Quartz work tops and matching upstands. Inset sink with mixer tap, kitchen island providing seating and housing a five ring gas hob. A range of integrated appliances include; Washing machine, tumble dryer, dishwasher, fridge freezer, double oven and a wine cooler. Ceiling spot lights, radiator and window to the rear overlooking the garden.

To the side of the kitchen is a the dining area with radiator and sliding doors to the rear.

Snug

10' 2" x 9' 3" (3.10m x 2.82m)

A versatile space to suit your families needs with carpet and window to the side. This room is open to the kitchen/diner. This space could be utilised as a home office, playroom and snug.

Family Room

15' 2" x 12' 10" (4.62m x 3.91m)

Open from the kitchen is this lovely bright space with tiled flooring, radiator, ceiling spot lights and sliding doors opening out onto the garden.

First Floor Landing

A spacious landing with useful storage cupboard and two windows to the side.

Bedroom One

20' x 8' 10" (6.10m x 2.69m)

A good sized double bedroom with an additional dressing area, neutral decor, radiator and window to the side. There is also access to the ensuite shower room.

Ensuite

A fully tiled ensuite with shower cubicle, heated towel rail, low flush wc, and vanity wash basin.

Bedroom Two

8' x 8' 6" (2.44m x 2.59m)

A double bedroom with neutral decor, radiator, and window to the rear boasting lovely views.

Dressing Area

10' 5" x 6' 6" (3.17m x 1.98m)

A versatile space to bedroom two currently being used as a dressing room with window to the side

Bedroom Three

10' 7" x 7' 8" (3.23m x 2.34m)

A good sized bedroom with neutral decor, radiator and window to the rear.

Bedroom Four

9' 11" x 6' 6" (3.02m x 1.98m)

A good sized fourth bedroom with neutral decor, radiator and window to the rear overlooking the garden.

Bathroom

The bathroom comprises; Bath with shower over, wash basin, low flush wc, tiled flooring, radiator, part tiled walls and window to the rear.

Outside

To the front of the property is a driveway with a single garage providing off street parking and storage.

A fully enclosed wrap around rear garden provides a lovely space for the family with garden laid to lawn, paved patio area and decking seating area.



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welcome to

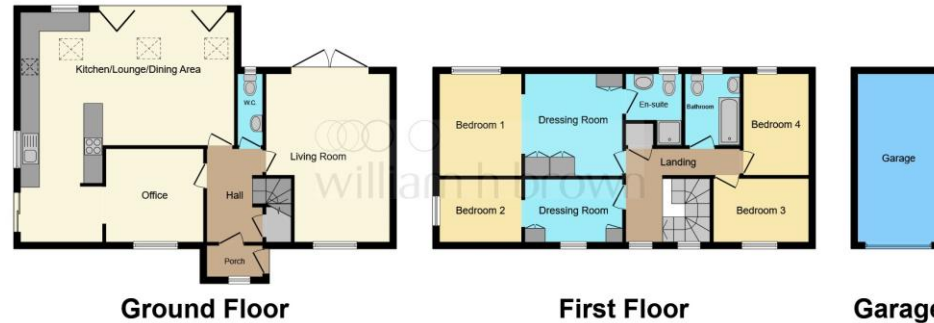
Eaton Hill, Leeds

- **GUIDE PRICE £500,000 - £525,000**
- Detached Family Home
- Four Bedrooms - Master with Ensuite
- Driveway & Single Garage
- Open Plan Kitchen/Diner/Family Room

Tenure: Freehold EPC Rating: C

guide price

£500,000 - £525,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. Details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A purchaser must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFT106892 - 0006

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