



Silk Mill Mews, Leeds LS16 6SU

welcome to

Silk Mill Mews, Leeds

Internal viewing is highly recommended to fully appreciate the extensive accommodation offered by this extended four-bedroom detached home. Situated on a wonderful plot with ample gardens, this property provides a serene outdoor space. The double garage and driveway offer ample off-street parking.



Silk Mill Mews

This stunning four-bedroom, four-bathroom family home is nestled in a leafy cul-de-sac in Cookridge. Extensively extended to the side and rear, and thoughtfully modernised throughout by the current owners, the property offers over 2000 sq. ft. of living space plus garage space, and is situated on an impressive corner plot with a vast garden enjoying a woodland backdrop.

The home features two spacious reception rooms, a separate dining room, a modern high-spec kitchen including a range of integrated appliances, a good sized utility room, a conservatory, and a W/C to the ground floor. Upstairs, you'll find four good sized double bedrooms, including two with en-suites, a dressing room/study/nursery, and a family bathroom. The well-maintained, landscaped rear garden provides a serene outdoor space, whilst the double garage and driveway offer parking for three cars. The property also benefits from having recently installed PVCu double glazing and solid oak internal doors throughout.

The property is situated in a popular residential area of LS16 and located close to good schools, local amenities and good transport links with Horsforth train station being only 1 mile away.

**Ground Floor
Entrance Porch**

Composite door to the front opens into this spacious entrance porch with wooden flooring, velux window and internal door opening in to the hallway.

Hallway

A bright and welcoming hallway with engineered wooden flooring, radiator, useful understairs storage and stairs up to the first floor.

Cloakroom

A useful modern downstairs cloakroom with low flush wc, wash basin, heated towel rail, tiled flooring and extractor,

Lounge

21' 7" x 11' 9" (6.58m x 3.58m)
A spacious and bright lounge with attractive engineered wooden flooring, two radiators, bay window to the front, sliding patio doors through to the conservatory and double doors into the dining room.

Conservatory

16' x 12' 8" (4.88m x 3.86m)
A lovely addition to the property enjoying a private outlook over the rear garden with ceramic tiled flooring. two electric radiators and French doors leading out to the garden.

Dining Room

17' 1" x 9' 3" (5.21m x 2.82m)
A formal dining room with wooden flooring, radiator and two windows to the rear with lovely views over the garden.

Breakfast Kitchen

13' 9" + recess x 10' (4.19m + recess x 3.05m)
A recently modernised breakfast kitchen comprising a range of wall and base units with granite worktops over with inset sink with mixer tap and ceramic tiling. Built in AEG electric oven and hob with extractor hood, integrated dishwasher, space for large American style fridge freezer. Porcelain tiled flooring, breakfast bar, ceiling spot lights and two velux roof windows.

Family Room

22' 1" x 11' 7" (6.73m x 3.53m)
A versatile room to the property with engineered wooden flooring, window to the side and French doors open out onto the rear garden again with private outlook.

Utility Room

5' 8" x 11' 6" (1.73m x 3.51m)
A great addition to any busy family home with a range of wall and base units with laminate work surfaces over, integrated fridge, plumbing for washing machine and space for dryer. radiator and window

**First Floor
Landing**

with stairs from the ground floor and access to the loft via pull down ladder.

Principal Bedroom

17' 2" x 11' 6" max (5.23m x 3.51m max)
A large double bedroom with laminate flooring, useful fitted wardrobes, chest of drawers and dressing table, radiator and window to the front. Access to the ensuite shower room and dressing room.

Dressing Room

10' 11" x 5' 7" (3.33m x 1.70m)
A spacious dressing room to the principal bedroom with a range of fitted wardrobes, drawers and dressing table, laminate flooring, radiator and window

Ensuite

11' 6" x 5' 7" (3.51m x 1.70m)
A luxury shower room with low flush wc, wash basin, heated towel rail, tiled flooring and window to the rear

Bedroom Two

13' 9" max x 11' 10" (4.19m max x 3.61m)
A second double bedroom with integrated wardrobes and drawers and bedside cabinet, wood flooring, radiator and window to the front. Access to ensuite

Ensuite

Ensuite shower with low flush wc, vanity wash basin, radiator and feature porthole window to the front

Bedroom Three

12' max x 11' 10" max (3.66m max x 3.61m max)
A double bedroom with wooden flooring, radiator and window to the front

Bedroom Four

9' 5" x 8' 6" (2.87m x 2.59m)
A fourth good sized double bedroom with useful integrated wardrobes, wood flooring, radiator and window to the rear

Bathroom

A well presented family bathroom which comprises; Bath with shower over and screen, vanity wash basin, low flush wc, heated towel rail, window to the rear with inset ceiling spot lights.

Outside

The property benefits from a generous driveway to the front allowing ample off street parking for several cars. Leading to the detached double garage with pitched roof, power and light.

A particular feature of this home is the extensive, well maintained gardens which enjoy a woodland backdrop. With well stocked flower beds, vegetable beds and paved patio areas.

Agents Note

solar panels owned by the property - more information can be provided

welcome to

Silk Mill Mews, Leeds

- Large Four Bedroom Detached Home
- Superb Plot with Extensive Gardens
- Double Garage & Driveway
- Beautifully Presented Throughout
- Quiet leafy cul-de-sac in Cookridge

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

offers over
£585,000



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. No 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 party must rely upon its own inspection(s). Powered by www.focalagent.com



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