

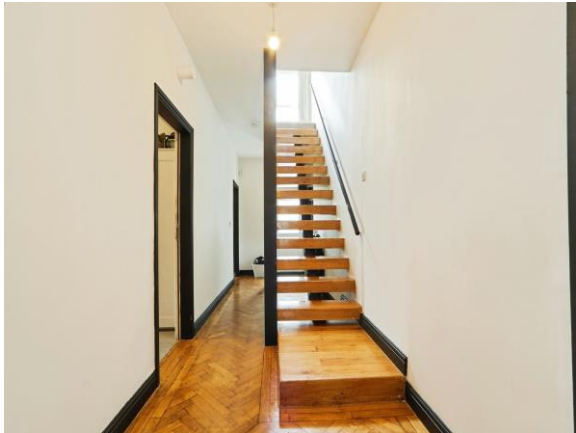


Wetherby Road, Leeds LS17 8ND

welcome to

Wetherby Road, Leeds

An impressive seven double bedroom detached family house refurbished to a high standard with a separate annex providing the potential for multi generational living. Set on a substantial plot and featuring multiple reception rooms, large gardens and driveway. Viewing is highly recommended.



Ground Floor Entrance Hall

Enter from the front into the welcoming hallway with herringbone flooring, access to all ground floor rooms and stairs leading to the first floor.

Living Room

14' 8" Max x 14' 7" Max (4.47m Max x 4.45m Max)

A spacious bright and airy room with wood flooring and dual aspect windows allowing a good amount of natural light to flow through.

Family Room

14' 11" Max x 10' 7" Max (4.55m Max x 3.23m Max)

A second reception room with dual aspect windows.

Kitchen/Diner

35' Max x 14' 9" Max (10.67m Max x 4.50m Max)

A fabulous kitchen diner, the real hub of this family home having a luxurious feel and a great entertaining space. Modern and stylish, offering a good range of wall and base units with high gloss doors, complimenting work surfaces incorporating a sink and drainer with a tiled splashback. Integrated appliances include a double oven, microwave and there are spaces for a large range oven and an American style fridge freezer. A central island provides further storage and work surfaces and the breakfast bar is perfect for casual dining. A tiled floor continues through to the lounge/dining area and dual aspect windows allow a good amount of natural light to flow through.

Living/Dining/Gym/Office

This is a wonderfully spacious room situated between the main house and the annex, offering incredible versatility. Whether you envision it as a dining area, additional lounge, home gym, office, or something entirely unique, it can be tailored to suit a wide range of needs.

First Floor Bedroom One

14' 9" Max x 14' 8" Max (4.50m Max x 4.47m Max)

A spacious double bedroom positioned to the front

elevation with space for free standing furniture and access to en suite facilities.

En Suite

A modern and stylish en suite, fully tiled and fitted with a three piece suite comprising of a large walk in shower, wc, wash hand basin with storage below and chrome heated towel rail.

Bedroom Two

14' 7" Max x 13' 3" Max (4.45m Max x 4.04m Max)

A good size double bedroom positioned to the front elevation with built in wardrobes and access to en suite facilities.

En Suite

A modern and stylish en suite, fully tiled and fitted with a three piece suite comprising of a large walk in shower, wc, wash hand basin with storage below and chrome heated towel rail.

Bedroom Three

16' 3" Max x 14' 9" Max (4.95m Max x 4.50m Max)

A spacious double bedroom positioned to the rear elevation with space for free standing furniture.

Office

14' 8" Max x 7' 10" Max (4.47m Max x 2.39m Max)

Perfect for someone working from home in these modern times.

Bathroom

A modern and stylish bathroom, fully tiled and fitted with a four piece suite comprising of a bath, large walk in shower, wc, wash hand basin with storage below and a chrome heated towel rail.

Second Floor

Bedroom Four

13' 10" Max x 11' 11" Max (4.22m Max x 3.63m Max)

A double bedroom positioned to the front elevation with built in wardrobes.

Bedroom Five

13' 2" Max x 11' 11" Max (4.01m Max x 3.63m Max)

A double bedroom positioned to the front elevation with built in wardrobes.

Bedroom Six

12' 11" Max x 11' 4" Max (3.94m Max x 3.45m Max)

A double bedroom positioned to the rear elevation with built in wardrobes.

Bathroom

A modern and stylish bathroom, fully tiled and fitted with a four piece suite comprising of a free standing bath, large walk in shower, wc, wash hand basin with storage below and a chrome heated towel rail.

Annex Ground Floor Kitchen/Diner/Lounge

20' 9" Max x 10' 4" Max (6.32m Max x 3.15m Max)

Offering open plan living, the kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above. There is an integrated oven and spaces for further appliances. The lounge area has space for free standing furniture, a door gives access to the garden and there are stairs leading to the first floor.

Annex First Floor Bedroom

21' 11" Max x 10' 7" Max (6.68m Max x 3.23m Max)

A spacious double bedroom with space for free standing furniture and access to en suite facilities.

En Suite

Fully tiled and fitted with a three piece suite comprising of a shower cubicle, wc and wash hand basin.

Outside

To the front and side of the property there is a large block paved driveway providing off street parking for multiple vehicles. There is also a large area laid to lawn with mature hedges and trees providing privacy. To the rear there is a private garden mostly laid to lawn with fenced borders.



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welcome to

Wetherby Road, Leeds

- Impressive Detached Family House
- Six Double Bedrooms In Main House
- Annex With Open Plan Living, Double Bedroom & En Suite
- Five Bathrooms
- Multiple Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£1,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106666 - 0002

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