



**Westwood Close, Churwell Leeds LS27 9HP**

**welcome to**

## **Westwood Close, Churwell Leeds**

GUIDE PRICE £600,000 - £625,000 FABULOUS SIX BEDROOM DETACHED FAMILY HOME with TWO LIVING ROOMS, DINING ROOM, KITCHEN, UTILITY AREA, DOWNSTAIRS WC, ENSUITE, SHOWER ROOM and FAMILY BATHROOM, SPACIOUS DRIVEWAY, DOUBLE GARAGE and ENCLOSED LAWNED GARDEN.

### **Entrance Porch**

Wooden door to the front, uPVC double glazed window, gas central heating radiator, door leading into the hallway.

### **Entrance Hallway**

Gas central heating radiator, stairs leading to the first floor landing. Access into the living room and kitchen.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window.

### **Living Room**

12' 2" x 16' 5" ( 3.71m x 5.00m )  
uPVC double glazed bay window to the front, gas central heating radiator and gas fire with surround and hearth. Door leading through to the dining room.

### **Dining Room**

9' 9" x 11' 6" ( 2.97m x 3.51m )  
uPVC double glazed window to the rear, gas central heating radiator, door leading through to the kitchen.

### **Kitchen**

10' 4" x 14' 7" ( 3.15m x 4.45m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, space for a Range cooker with gas hob, integrated dishwasher and fridge, gas central heating radiator, breakfast bar, uPVC double glazed windows to the rear. Door leading through to the extension hallway/utility area.

### **Extension Hallway/Utility Area**

Base units with sink, space for a fridge freezer, washing machine and tumble dryer, gas central heating radiator, uPVC double glazed window. Door to the front, door leading into the garage and second lounge.

### **Family Room**

11' 9" x 19' 5" ( 3.58m x 5.92m )  
uPVC double glazed patio doors to the side, two gas central heating radiators, understairs storage cupboard. Stairs leading to bedrooms five and six and a shower room.

### **First Floor Landing**

uPVC double glazed window, loft access. Access to four bedrooms and family bathroom.

### **Bedroom One**

9' 3" x 13' 1" to the wardrobes ( 2.82m x 3.99m to the wardrobes )  
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes to full length of wall and access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin, part tiled walls, uPVC double glazed window.

### **Bedroom Two**

10' x 11' 5" ( 3.05m x 3.48m )  
uPVC double glazed window, gas central heating radiator.

### **Bedroom Three**

9' 11" MAX x 8' 10" ( 3.02m MAX x 2.69m )  
uPVC double glazed window, gas central heating radiator.







#### **Bedroom Four**

6' 10" x 11' 5" ( 2.08m x 3.48m )  
uPVC double glazed window, gas central heating radiator.

#### **Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window.

#### **Bedroom Five**

10' 9" x 18' 9" MAX ( 3.28m x 5.71m MAX )  
Two wooden double glazed Velux windows, eaves storage space, gas central heating radiator.

#### **Bedroom Six**

7' 7" MAX x 18' 8" MAX ( 2.31m MAX x 5.69m MAX )  
Two uPVC double glazed windows, gas central heating radiator.

#### **Shower Room**

A modern three piece bathroom suite comprising of a walk-in shower, low level flush WC, wash hand basin, heated towel rail, tiled floor and walls, uPVC double glazed window.

#### **Integral Garage**

16' 7" x 15' 4" ( 5.05m x 4.67m )  
Double garage with electric door to the front.

#### **Exterior**

Spacious driveway to the front of the property leading to the double garage, providing ample off street parking, garden and cobbled area to the front and to the rear is a lawned garden with paved patio area, perfect for seating.



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## Westwood Close, Churwell Leeds

- GUIDE PRICE £600,000 - £625,000
- Fabulous six bedroom detached family home
- Three reception rooms
- Driveway and double garage
- Good access to motorway links

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

guide price

**£600,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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