



Goodwood, Leeds LS10 4TR

welcome to

Goodwood, Leeds

FABULOUS FOUR BEDROOM DETACHED FAMILY HOME with NO ONWARD CHAIN, DOWNSTAIRS WC, TWO RECEPTION ROOMS, FITTED KITCHEN and UTILITY AREA, ENSUITE to master bedroom and HOUSE BATHROOM. DRIVEWAY, SINGLE GARAGE and a GOOD SIZED LAWNED GARDEN to the rear.

Entrance Hall

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

Downstairs Wc

Low level flush WC, wash hand basin, part tiled walls, gas central heating radiator.

Living Room

17' 1" x 11' 5" (5.21m x 3.48m)
uPVC double glazed window to the front, electric fire, gas central heating radiator.

Dining Room

12' 10" x 9' (3.91m x 2.74m)
uPVC double glazed patio doors to the rear, gas central heating radiator.

Kitchen

9' 10" x 8' 8" (3.00m x 2.64m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, part tiled walls, space for a dishwasher, gas central heating radiator, uPVC double glazed window to the rear. Open through to the utility area.

Utility Area

7' 11" x 7' 8" (2.41m x 2.34m)
Wall and base units with a sink and drainer, space for a washing machine and tumble dryer, gas central heating radiator, uPVC double glazed window to the rear, wooden door to the rear. Door leading into the garage.

First Floor Landing

uPVC double glazed window to the side, gas central

heating radiator, storage cupboard and loft access.
Access to all four bedrooms and the house bathroom.

Bedroom One

13' 2" x 9' 11" (4.01m x 3.02m)
uPVC double glazed window to the front, gas central heating radiator, access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, gas central heating radiator.

Bedroom Two

11' 11" x 9' 2" (3.63m x 2.79m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

8' 10" x 8' 9" (2.69m x 2.67m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

7' 2" x 7' 10" (2.18m x 2.39m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

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

Garage

17' 8" x 8' 5" (5.38m x 2.57m)
Houses the gas central heating boiler and water tank, door leading into the utility area.





Exterior

Driveway to the front leading to the single garage and to the rear is a good sized enclosed lawned garden with paved areas, outside tap and having fence boundaries, a perfect space for all the family to enjoy.



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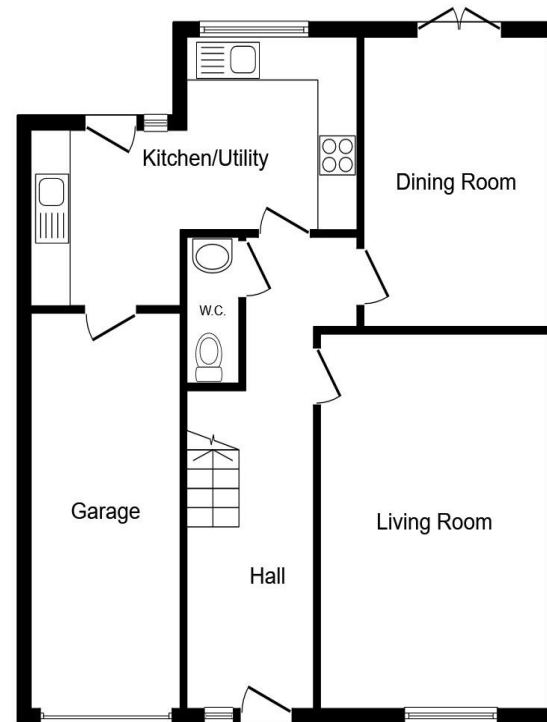
welcome to

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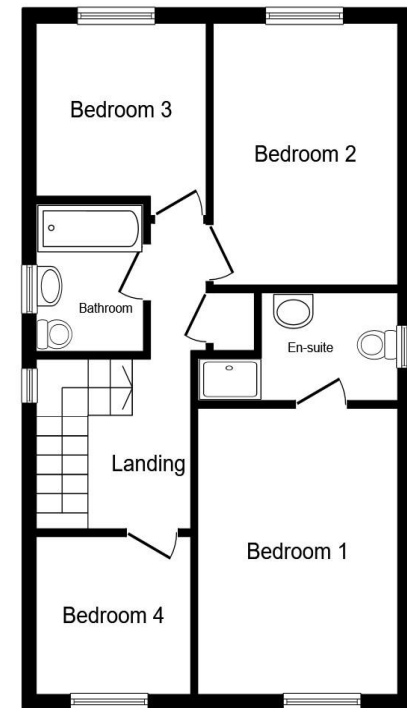
- Four bedroom detached accommodation
- Downstairs WC
- Two reception rooms
- Ensuite to master bedroom
- Enclosed lawned rear garden

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

£375,000



Ground Floor



First Floor

Total floor area 123.2 m² (1,326 sq.ft.) approx

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.propertybox.io


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