



**York Road, Leeds LS9 6NW**



**welcome to**

## **York Road, Leeds**

We are delighted to present this beautiful five-bedroom, two bathroom, detached home. Offering spacious and versatile living. Within the grounds, you'll also find two separate self-contained fully renovated flats. The property boasts a large wrap-around garden and driveway for multiple vehicles.



## **York Road Porch**

Upon entering the porch, you are greeted by striking stained glass windows and a second stained glass door, which leads seamlessly into the open hallway.

## **Hallway**

The hallway is bright and spacious, with the staircase positioned to the left and a welcoming lounge to the right. Straight ahead lies the impressive open-plan kitchen, dining, and living area. Striking stained glass windows enhance the hallway, adding character and elegance to the space

## **Lounge**

The lounge is well sized, featuring a large bay window to the front and a fitted radiator. The space is finished with neutral wall decor and carpeting, complemented by coving and a contemporary media wall with an integrated electric fire, adding both elegance and modern style.

## **Kitchen/ Diner**

The open-plan kitchen, diner is modern and stylish, designed with both functionality and elegance in mind. The kitchen offers ample floor-to-ceiling units, an integrated double oven, and a designated space for a freestanding fridge-freezer. At the centre, an island with seating incorporates an integrated electric hob. To the rear, additional wall and base units provide generous worktop space, complete with an incorporated sink and drainer. Finished with splashback walls and large floor tiles. The room is enhanced by large bi-folding doors opening to the garden, a large window, two roof windows, as well as a side window, and spotlights throughout. This versatile space also includes a comfortable living/seating area and a dedicated dining area to the rear. Large stone feature walls are a striking element of the kitchen-diner, adding character

## **Downstairs W.C**

The downstairs W.C., accessed directly from the kitchen, includes a side double-glazed window, a vanity sink with built-in storage, a toilet, and an

additional storage cupboard.

## **First Floor**

### **Bedroom One - With En Suite**

Bedroom One is a spacious master suite, featuring a large double-glazed front bay window, fitted radiator, built-in wardrobes, coving, and a neutral decor with carpeted flooring. The room is complemented by a beautifully finished en suite, fully tiled on both walls and floors, with spotlights set into the ceiling. The en suite includes a walk-in shower with a rainfall shower head and two sleek floating vanity units.

### **Bedroom Two**

Bedroom Two, located on the first floor, is generously sized and features a side double-glazed window and a fitted radiator. The room is enhanced by large fitted wardrobes and spotlights, and is finished with carpet flooring.

### **Bedroom Three**

Located on the first floor, this is the smallest of the three bedrooms on this level, yet it still offers an excellent size. The room features a double-glazed window, a fitted radiator, and carpet flooring.

### **Bathroom**

Situated on the first floor, this beautifully finished bathroom includes a side double-glazed window and stylish wall tiling. It features twin vanity sinks with integrated storage, complemented by matching wall mirrors, along with a fitted bath. Spotlights to the ceiling and a fitted radiator complete the room's modern design.

### **Balcony**

On the first floor the property hosts a spacious balcony.

## **Second Floor Bedroom Four**

Bedroom Four, situated on the second floor, is a great sized room featuring a rear double-glazed window and fitted radiator. It benefits from large

built-in wardrobes, a feature fireplace, and spotlights.

## **Bedroom Five**

Positioned at the front of the property on the second floor, this bedroom features a double-glazed window and fitted radiator. Along one wall, extensive built-in wardrobes provide ample storage, complemented by an additional cupboard on the opposite side. Finished with carpet flooring, spotlights, and a fireplace.

## **Annex**

### **Annex First Floor**

The annex is accessed via a ground floor entrance, with stairs leading up to the first floor with a hallway that gives access to all the rooms.

### **Bedroom One**

Bedroom one has a double glazed window and fitted radiator.

### **Bedroom Two**

Bedroom Two has a double glazed window and fitted radiator.

### **Lounge**

The lounge features a stylish media wall with an integrated electric fire. A double-glazed window and the room is finished with carpet flooring.

### **Bathroom**

The bathroom is fitted with a bath and overhead electric shower, a toilet, and a vanity sink with built-in storage beneath.

### **Kitchen**

The kitchen offers ample wall and base units, complemented by worktop space incorporating a sink and drainer. It is fitted with an integrated electric hob and oven, complete with extractor fan, and finished with tiled splashbacks. Additional built-in storage enhances functionality.

## **Flat Hallway**



**view this property online** [williamhbrown.co.uk/Property/OAK109465](http://williamhbrown.co.uk/Property/OAK109465)



## welcome to York Road, Leeds

- FIVE BEDROOMS
- TWO SELF CONTAINED FLATS ARE SITUATED WITHIN THE GROUNDS, EACH PROVIDING TWO BEDROOMS
- LARGE WRAP AROUND GARDEN / PLOT OF LAND
- AMPLE DRIVEWAY FOR MULTIPLE VEHICLES
- MODERN LIVING THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers over  
**£950,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/OAK109465](https://www.williamhbrown.co.uk/Property/OAK109465)



Property Ref:  
OAK109465 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 248 8263**



[Oakwood@williamhbrown.co.uk](mailto:Oakwood@williamhbrown.co.uk)



498 Roundhay Road, Oakwood, LEEDS, West  
Yorkshire, LS8 2HU



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**