



**Silver Royd Way, Leeds LS12 4LE**



**welcome to**

**Silver Royd Way, Leeds**

This stunning property is tucked away in a quiet area with strong transport links making it the perfect home for families. Built to a very high standard by the current owners in 2005, they now feel the time is right for the next family to make it their own.

With solid wood flooring throughout.



## Silver Royd Way

With solid wood flooring throughout, quality fixtures and fittings. Double glazing and central heating. Ample off street parking, detached double garage and woodland area.

## Entrance Hall

16' 1" x 13' 8" ( 4.90m x 4.17m )

This sensational entrance boasts a central Fusion staircase with spotlights to the staircase an impressive chandelier adding ambience, the large velux window floods the house with natural light, alarm panel, carpet. There is under eaves storage to both sides of the first floor.

## Reception Room 1

12' x 11' 1" ( 3.66m x 3.38m )

To the left of the entrance hall, the large reception area is multi functional. Currently being used by the current owner as a dining area. With central heating radiator, solid wood flooring and double glazed windows to the front and side, feature fireplace.

## Reception Room 2

16' 6" x 13' 9" ( 5.03m x 4.19m )

With bi-folding doors to the large decking area garden creating a wonderful calm living space. Hardwood flooring, double glazed windows to the side.

## Dining Kitchen

18' 5" x 10' 4" ( 5.61m x 3.15m )

Luxury fitted kitchen being very light and airy from the three double glazed windows, central breakfast bar and room for stools with sink and drainer, range with extractor fan over, integrated double oven, wall hung, drawer and base units with complementary worktop surfaces, hard wood flooring spotlights to ceiling, space for a table and chairs, boiler

## Utility Room

9' 9" x 5' ( 2.97m x 1.52m )

Fully fitted utility room with storage cupboards, double sink, room for a fridge freezer, plumbed for washer, frosted double glazed window and external

door to the side garden.

## Downstairs Shower Room

6' 1" x 4' 6" ( 1.85m x 1.37m )

With walk in shower, vanity sink unit, low flush WC, extractor fan, heated towel rail, spotlights to ceiling.

## Gallery Landing

20' 4" x 13' 5" ( 6.20m x 4.09m )

The impressive spacious landing overlooks the hallway and reception rooms. A light and airy space. By adding an internal door to the landing would create a private suite.

## Bedroom 1

17' 2" x 11' 9" ( 5.23m x 3.58m )

The master bedroom is a spacious double room that overlooks the green belt area.

## En-Suite

11' 5" x 4' 3" ( 3.48m x 1.30m )

A great sized en-suite shower room to the master bedroom, with rainfall vanity sink, velux window and low flush WC.

## Bedroom 2

13' 8" x 11' 1" ( 4.17m x 3.38m )

Spacious double room with double glazed window and central heating radiator.

## En-Suite

8' 5" x 6' 3" ( 2.57m x 1.91m )

Shower room with vanity sink, heated towel rail, under eaves storage, spotlights to ceiling, large frosted velux.

## Bedroom 3

12' 1" x 10' 5" ( 3.68m x 3.17m )

With carpet, central heating radiator and double glazed windows to the front elevation.

## Downstairs Bedroom 4

10' 6" x 18' 9" ( 3.20m x 5.71m )

With bi folding doors to the garden this would make a lovely work from home office or bedroom with

solid wood flooring and central heating radiator.

## Downstairs Bedroom 5

12' x 6' 2" ( 3.66m x 1.88m )

This stunning double bedroom has bi folding doors leading to the decked area and garden beyond. Flooded with natural light and having hardwood flooring. Who wouldn't want to wake up in a room like this?

## Bathroom

10' 4" x 8' 8" ( 3.15m x 2.64m )

With shower to the Jacuzzi bath and waterfall taps, velux window, low flush WC and vanity sink unit.

## External

Iron gates lead to the sweeping drive and detached double garage and mature wrap around garden. Ample parking for multiple cars.

The woodland attracts plenty of wildlife and the large mature trees would be great to add a Tree House. A fence runs along the green belt space enclosing the private garden.

## Double Garage

The double garage has a remote controlled up-and-over door. A roof height practically the same size of the house which would allow you to build up into the space.

There are 2 parking spaces outside and 3 to the drive.



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welcome to

## Silver Royd Way, Leeds

- Individual Style Five Bedroom Family Home
- Two downstairs Reception Room + Dining Kitchen + Utility
- Sweeping Central Staircase with Chandeliers
- Two Bedrooms having En-Suite
- Wrap Around Gardens and Woodland

Tenure: Freehold EPC Rating: C

offers over

**£390,000**



Please note the marker reflects the postcode not the actual property

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