



**Wolley Court, Leeds LS12 5QW**

**welcome to**  
**Wolley Court, Leeds**

Offered for sale with NO ONWARD CHAIN, is this modern residence, which boasts SPACIOUS accommodation that includes generous CONSERVATORY, plus GARDENS TO THREE SIDES, plus ADDITIONAL LAND. A must see!



## Property Information

Situated on Wolley Court, this delightful property offers modern living with a touch of charm. Boasting three well-proportioned bedrooms, the home is designed for comfort and versatility. A spacious conservatory extends the living space, overlooking a beautifully maintained wraparound garden—perfect for relaxing or entertaining. The heart of the home is a sleek, modern kitchen with stylish finishes, while the contemporary bathroom provides a serene retreat. With its blend of indoor elegance and outdoor appeal, this property is ideal for families or anyone seeking a stylish and spacious home in a desirable location.

## Entrance Porch

An entrance porch with outdoor access to a storage cupboard, a double glazed window to the side, and entry from the front of the house.

## Entrance Hall

The entrance hall features laminate flooring, with carpeted stairs leading to the first floor, complemented by elegant wooden carved balustrades.

## Kitchen

10' max x 8' 1" max ( 3.05m max x 2.46m max )  
The kitchen is fitted with a double glazed window to the side, a sink and drainer unit, and an integrated double oven with hob and extractor fan. A convenient breakfast bar adds to the space, which also features laminate flooring and tiled walls for a practical and stylish finish.

## Living Room

16' max x 11' 1" max ( 4.88m max x 3.38m max )  
The living room offers direct access to the conservatory and features a double glazed window to the rear, allowing plenty of natural light. It boasts stylish laminate flooring, an electric fire, and a radiator—creating a cosy and comfortable setting year-round.

## Conservatory

15' max x 12' 1" max ( 4.57m max x 3.68m max )  
The conservatory is surrounded by double glazed windows, allowing for ample natural light and a clear view of the garden. It features laminate flooring and double doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

## Landing

The landing is laid with soft carpet and features charming wooden carved balustrades, continuing the home's elegant design aesthetic.

## Bedroom One

10' max x 9' max ( 3.05m max x 2.74m max )  
Bedroom One features a double glazed window overlooking the rear of the property, ensuring a quiet and private outlook. The space is enhanced by laminate flooring and a radiator, offering both style and year-round comfort.

## Bedroom Two

17' max x 11' max ( 5.18m max x 3.35m max )  
Bedroom Two enjoys a double glazed window to the front, offering natural light and a pleasant outlook. The room is fitted with carpet and includes a radiator, providing warmth and comfort.

## Bedroom Three

9' max x 6' max ( 2.74m max x 1.83m max )  
Bedroom Three features a double glazed window to the side, filling the space with natural light. It is fitted with laminate flooring and a radiator for year-round comfort and is currently being used as a dressing room, offering versatile living potential.

## Bathroom

The bathroom includes a frosted double glazed window to the front, providing privacy while allowing natural light. It comprises a WC, wash basin, and a bath with shower over. The space is finished with tiled walls and flooring, blending practicality with a clean, modern look.

## Garden

The property boasts a beautifully maintained wraparound garden, offering a mix of lawned, slated, and tiered gravelled areas that create a visually dynamic outdoor space. Mature trees, shrubs, and lush greenery add natural charm and privacy. Additional features include shed storage and a secure, fenced-off gated seating area—perfect for relaxing or entertaining outdoors. Beyond the fenced boundary, the aerial view reveals additional land that is also owned as part of the property.



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## **Wolley Court, Leeds**

- VACANT POSSESSION NO CHAIN
- Fabulous Wrap around garden
- Modern Fitted kitchen
- Modern bathroom
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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