


Silk Mill Mews, LS16



PROPERTY ADDRESS
3 Silk Mill Mews
Leeds
LS16 6SU

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		76	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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- Over 2500 sq. ft. of accommodation
- Huge corner plot with well maintained landscaped wrap around garden
- Double side and rear extension
- Four bathrooms including downstairs W/C
- Beautifully presented throughout

Vision Properties are delighted to offer this beautifully presented property, which briefly comprises of.

Entrance porch, which gives access to the entrance hallway with wooden flooring, under stair storage and has access to the modern downstairs W/C.

Kitchen (5.72 x 3.07) - beautifully presented and recently modernised, with white wall and base units, granite countertops, ceramic tiling and integrated appliances including oven and dishwasher. There is also two Velux skylights and a breakfast bar.

Reception room (6.58 x 3.58) - large lounge with wooden floors and sliding patio doors leading into the conservatory. There are also double doors which lead off the lounge into a separate spacious dining room (5.18 x 2.90)

Conservatory (4.88 x 3.58) - a lovely light and spacious addition to the property enjoying a private outlook over the rear garden, with ceramic tiled flooring and French doors.

Family room (6.73 x 3.51) - spacious and light room with wooden flooring with French doors onto the rear garden.

Utility (3.51 x 1.73) - a great space with a range of base & wall storage units, integrated fridge, plumbing for a washing machine and space for a dryer.

Master bedroom (4.93 x 3.48) - recently extended, a spacious double room with a dressing area comprising a range of built in wardrobes, dressing table and laminate flooring. Has a beautifully presented three piece en suite with a walk in shower, storage units and chrome heated towel rail.

Bedroom Two (4.19 x 3.66) - a good-sized double room, with built in wardrobes and a three-piece en-suite with shower and ceramic tiling.

Bedroom Three (3.66 x 3.66) - good size double room with wooden flooring.

Bedroom Four (3.15 x 2.87) - another good size double room with



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wooden flooring.

Family bathroom - well presented three piece bathroom with bath/shower, vanity unit and chrome heated towel rail.

External – a driveway for three cars to the front leading to the detached double garage with pitched roof, light & power. The beautifully maintained gardens enjoy a woodland backdrop with well-maintained lawns, well stocked flower beds, veg beds and patio.

Council tax band - F