



Mount Pleasant Road, Leeds, LS28 7AW

£550,000

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- Stunning modern detached
 - Four double bedrooms
 - Modern open-plan kitchen
 - High gloss storage units
 - Integrated appliances
- Landscaped enclosed garden
 - Attached double garage
 - Conservatory extension
 - Gated driveway/parking
- Close to schools and amenities





DINING KITCHEN
19'2" x 12'5"

DINING ROOM
12'5" x 11'3"

LIVING ROOM
20'10" x 14'6"

UTILITY ROOM
6'3" x 5'6"

CONSERVATORY
11'5" x 11'3"

WC

GARAGE
18'11" x 17'2"

BEDROOM ONE
14'8" x 12'6"



EN-SUITE
9'4" x 3'11"

BEDROOM TWO
14'8" x 10'6"

BEDROOM THREE
12'6" x 9'6"

BEDROOM FOUR
10'6" x 9'6"

BATHROOM
9'4" x 6'2"



This modern designed detached property, currently listed for sale, is an ideal home for families. Located in a strong local community, it's a stone's throw away from public transport links, nearby schools, and local amenities. For outdoor enthusiasts, walking and cycling routes are readily accessible.

The property boasts FOUR double bedrooms. Both Bedroom 1 and Bedroom 2 are spacious doubles with built-in wardrobes, offering plenty of storage space. The main bedroom has the advantage of an en-suite shower-room with LED lighting, Bedroom 3 and 4 are also comfortable doubles.

The HOUSE bathroom is well-appointed with a separate shower & bath. Partially tiled walls, a tiled floor, and LED lighting contribute to its stylish design. The open-plan KITCHEN is a real highlight with high gloss storage units, integrated appliances, and a kitchen island. Bathed in natural light, it also provides a dining space and room for additional furniture. The porcelain tiled floor and LED lighting accentuate the overall modern ambiance.

The property includes TWO reception rooms. The first one is a great family space with dual aspect windows, and doors leading to the garden. The second reception room provides access to a wonderful CONSERVATORY extension.

Unique features of this property include a landscaped, fully enclosed garden which is lawned and paved with flower/shrub borders, an attached DOUBLE sized garage with remote door, light and power, and additional storage space in the roof. Furthermore, this property provides a separate UTILITY room and a downstairs WC access via the main entrance HALL. Parking space for 2/3 cars is available in the gated front area.

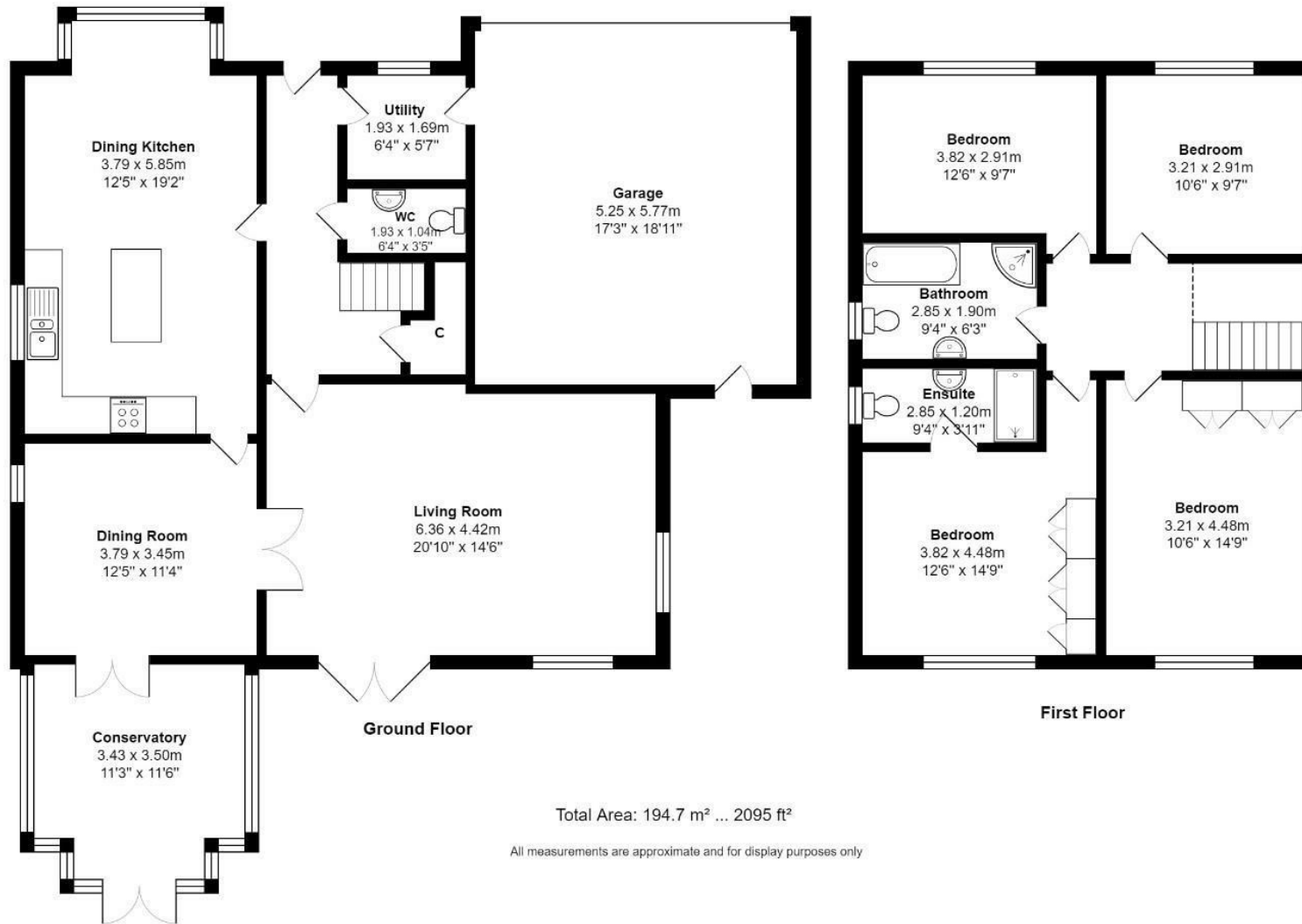


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	78
England & Wales	EU Directive 2002/91/EC		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing Arrangements

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