



HUNTERS[®]

HERE TO GET *you* THERE

Winn Cottage Red Hall Lane, Leeds, West Yorkshire, LS17 8NA

Asking Price: £775,000

Energy Rating - TBC

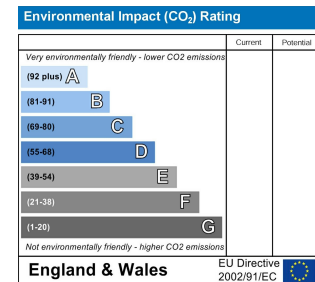
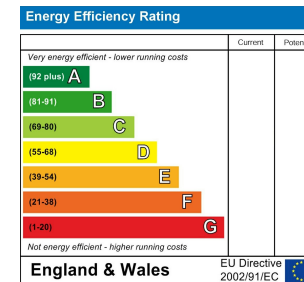
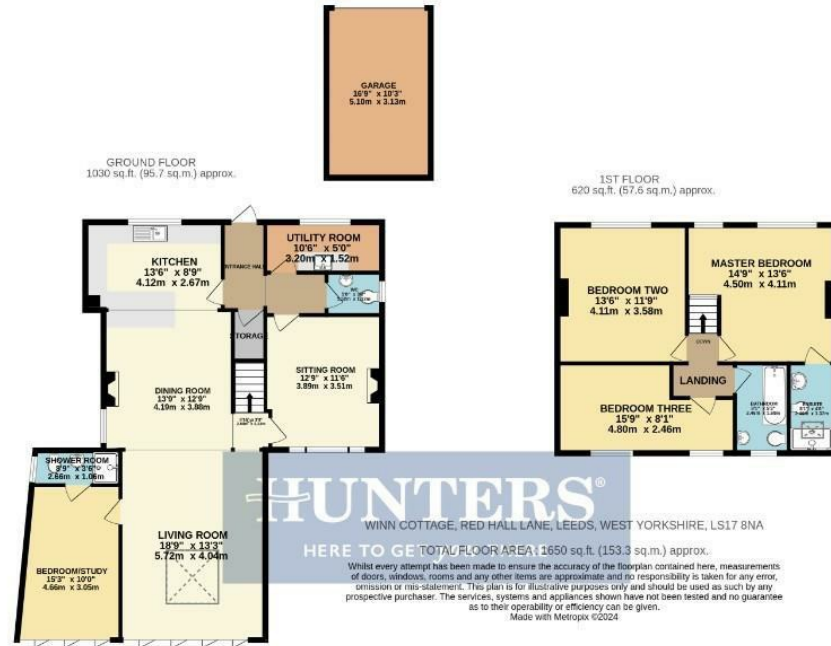
Winn Cottage Red Hall Lane, Leeds, West Yorkshire, LS17 8NA

Asking Price £775,000

CONTEMPORARY TAKE ON 1880 BUILT PROPERTY – EXTENDED DETACHED HOUSE - REIMAGINED BY REPUTABLE LOCAL ARCHITECT – FEATURE DESIGNED DETACHED STUDIO OUT BUILDING WITH KITCHEN AND W/C – FOUR DOUBLE BEDROOMS – THREE BATHROOMS – EXQUISITE SOUTH FACING LANDSCAPED GARDENS – IN AND OUT DRIVEWAY – DETACHED GARAGE – DOWNSTAIRS W/C AND UTILITY ROOM

Set in magnificent landscaped gardens in a fabulous south facing plot, this 1880s built detached house has been extensively and tastefully extended by a well reputed local architect well known for their contemporary and unique designs. Located just off Weatherby Road, the property is close to good and outstanding schools, shops, pubs, restaurants, nature walks and the ELOR with its access to transport links and other great amenities in the area. There are gardens to the front and rear, a detached garage, an in and out driveway and a detached studio ideal for use as an office or gym, externally. Internally it briefly comprises; entrance hall, downstairs w/c, kitchen, dining room, living room, sitting room, utility room and ensuite bedroom currently in use as a study on the ground floor. On the first floor is an ensuite master bedroom, landing, two further double bedrooms and house bathroom. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com



Entrance Hall

9'6" (max) - 8'9" (max)
Indian limestone flooring and cloakroom under the stairs.

Downstairs W/C

5'0" (max) - 3'8" (max)
Indian limestone flooring, radiator, wash hand basin and w/c.

Kitchen

13'6" (max) - 8'9" 9max)
Open plan to the dining room, Indian limestone flooring, sink with drainer, integrated fridge freezer, integrated dish washer, extractor fan for range style cooker, tiled splash back, peninsula with breakfast bar and a range of wall and base units.

Dining Room

16'0" (max) - 13'9" (max)
Open plan to the living room and kitchen, engineered hard wood flooring, stairs to the upper level, Portway Arundel XL multi fuel burner with slate hearth and a radiator.

Living Room

18'9" (max) - 13'3" (max)
Open plan to the dining room, engineered hard wood flooring, bifolding doors to the rear garden patio, radiator and sky light.

Sitting Room

12'9" (max) - 11'6" (max)
Log burning stove, radiator and engineered hard wood flooring.

Utility Room

10'6" (max) - 5'0" (max)
Indian limestone floor, radiator, butlers sink, boiler, hot water tank and a range of wall and base units.

Bedroom Four/ Study

15'3" (max) - 10'0" (max)
Engineered hard wood floor, radiator and bidfolding doors to the rear garden patio.

Ensuite

8'6" (max) - 3'3" (max)
Shower cubicle with glass enclose, radiator, wash hand basin and w/c.

Landing

11'0" (max) - 4'9" (max)
Stairs to the lower level.

Master Bedroom

14'9" (max) - 13'6" (max)
Radiator, dressing area and vaulted ceilings.

Ensuite

8'1" (max) - 4'6" (max)
Fully tiled walls and floor, shower over, heated towel rail, wash hand basin, velux window and w/c.

Bedroom Two

13'6" (max) - 11'9" (max)
Radiator.

Bedroom Three

15'9" (max) - 8'1" (max)
Radiator and duel aspect windows.

House Bathroom

8'1" (max) - 5'3" (max)
Half tiled walls and tiled floor, panel bath, wash hand basin, radiator and w/c.

Front Gardens and Driveway

Graveled driveway, mature trees, in and out gates, shrubs and bushes.

Detached Garage

16'9" (max) - 10'3" (max)
Roll up power door, eaves storage, power and lights.

Studio Outbuilding

Built on raised concrete plinths in a wildlife pond, accessible through raised Hesco Bastion Gabbion walkway. Designed to follow the contours of the plot and complete with Sedum green roof.

Main Studio Room

21'3" (max) - 13'6" (max)
Duel aspect windows with views over the wildlife pond and gardens. Power, lights and an electrically opened velux window. Kitchen area with stainless steel sink and splash back.

Studio W/C

6'9" (max) - 6'9" (max)
Wash hand basin and w/c.

Rear Gardens

Grassed lawns with drainage under, Indian limestone patio with built in water feature, wildlife pond with plants shrubs and bulrushes, orchard with apple, pear, quince and plumb trees, potting shed with water butt, Pleached Hornbeam Hedges provide excellent privacy, mature trees, flower beds, bushes, plants, shrubs and hedges. There is a log store and other strage to the side of the property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

These particulars are intended to give a fair and reliable description of the property, but no responsibility for the accuracy of the same is accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating) 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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

