









Kirkfield View, Leeds, LS15 9DX £385,000

Offered for sale is this charming extended detached family home located in the desirable area of Colton Village. This property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The master bedroom features an ensuite, providing a private retreat, while the additional bathroom serves the other bedrooms and guests alike. As you enter the home, you will be greeted by a spacious kitchen/dining area, perfect for family meals and entertaining friends. The lounge offers a comfortable space to relax, and there is also a dedicated home office, ideal for those who work from home or require a quiet study area. A convenient guest WC adds to the practicality of this lovely home. The property is set in a delightful position, surrounded by well-maintained gardens that offer a peaceful outdoor space for children to play or for adults to unwind. The combination of spacious interiors and attractive outdoor areas makes this home a wonderful place to live. With its excellent location in Colton Village, you will enjoy a friendly community atmosphere while still being close to local amenities and transport links. This property truly represents a fantastic opportunity for anyone looking to settle in a family-friendly environment. Don't miss the chance to make this lovely house your new home.

#### **Entrance**

Door to front. Staircase leading to first floor. Central heating radiator. Storage cupboard.

#### Kitchen/Diner



Extended kitchen/diner with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for washing machine and dishwasher. Electric oven and gas hob. In addition there is two double glazed windows, door to rear and a central heating radiator.

### Lounge



Fire with feature surround. Two central heating radiators. Patio door leading out to the garden. Double glazed window.

#### Office



Double glazed window. Central heating radiator.

#### **Guest WC**



Fitted with a wc and wash hand basin. In addition there is a central heating radiator and a double glazed window.

#### First Floor Landing

Double glazed window. Access into loft. Storage cupboard.

#### **Bedroom One**







Two double glazed window. Two central heating radiators. Built in wardrobes. Access into ensuite.

## **Ensuite**



Fitted with a shower, wash hand basin and wc. In addition there is a shaver point, heated towel rail and a double glazed window.

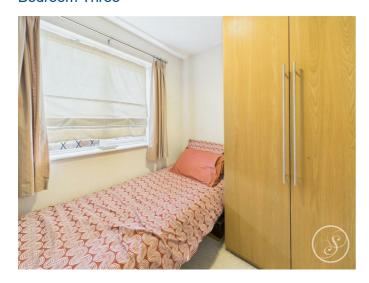
## **Bedroom Two**





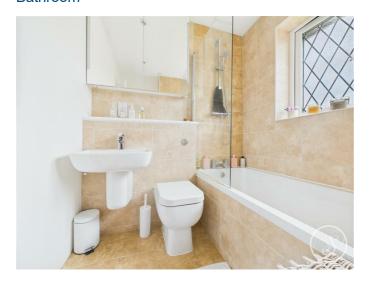
Built in wardrobes. Central heating radiator. Double glazed window.

## **Bedroom Three**



Double glazed window. Central heating radiator.

## Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is tiling, a heated towel rail and a double glazed window.

#### External









To the front is a garden that is mainly laid to lawn. To

the rear is an enclosed garden that is also laid to lawn with a patio area.

## Garage

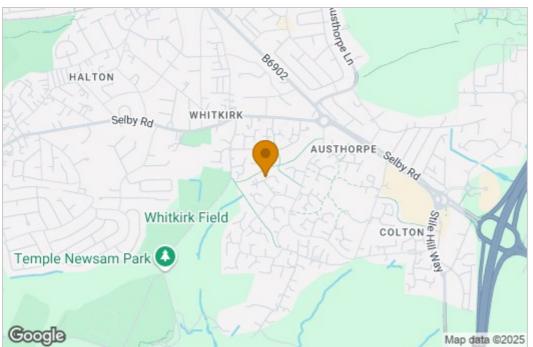


Up and over door.

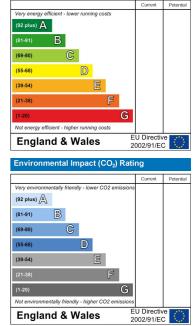
#### Floor Plan



## Area Map



# **Energy Efficiency Graph**



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