



Pinfold Road, Leeds LS15 0PN

welcome to

Pinfold Road, Leeds

Extended and fully refurbished four-bedroom semi-detached home offered with no onward chain. Boasting stylish modern décor, new parquet flooring and carpets throughout, a stunning kitchen, contemporary four-piece bathroom, off-street parking and low-maintenance garden. Ready to move straight into.



Hallway

The welcoming entrance hallway creates an excellent first impression, combining contemporary styling with quality finishes throughout. A striking oak staircase rises to the first floor, complemented by modern slatted detailing, while attractive herringbone flooring flows seamlessly through the space. The open layout enhances the sense of space, making this an impressive introduction to the home.

Living Room

A beautifully presented living room, flooded with natural light from dual-aspect windows that create a bright and airy atmosphere throughout. The room is enhanced by attractive herringbone flooring and contemporary décor, while a striking feature wall with an inset fireplace provides an impressive focal point. Modern radiators and stylish lighting complete the room's elegant and contemporary appeal.

Dining Room

The dining room is a bright and versatile reception space, seamlessly connected to the entrance hallway and ideal for both everyday dining and entertaining guests. Finished with attractive herringbone flooring and contemporary décor, the room offers ample space for a family dining table and additional furniture.

Kitchen

The stylish kitchen has been fitted with a contemporary range of high-gloss wall and base units, complemented by quality wood-effect work surfaces and attractive mosaic tiled splashbacks. Integrated appliances include an oven and fridge freezer, gas hob with extractor hood above, and there are spaces for a dishwasher and washing machine. A large window provides plenty of natural light and overlooks the rear garden, while a door offers direct access outside. Finished with attractive herringbone flooring and modern fittings throughout, the kitchen is both practical and visually appealing, making excellent use of the available space.

Bedroom One

A versatile ground floor double bedroom offering comfortable accommodation and ideal for a variety of uses, including a guest bedroom, home office or additional reception room. The room benefits from a window allowing natural light to flood the space, along with modern décor, a contemporary radiator and soft carpeting underfoot. Well-proportioned and neutrally presented throughout, this is a practical and adaptable room to suit a range of lifestyle requirements.

Downstairs Wc

The property benefits from a convenient downstairs WC, fitted with a modern low-level WC and a contemporary hand basin set within a useful vanity unit providing additional storage. Complemented by attractive tiled splashbacks, a heated towel rail and mirrored wall cabinet, this practical cloakroom is ideally positioned for guests and everyday family use.

Bedroom Two

A spacious and beautifully presented double bedroom, featuring a striking blue paneled feature wall that adds a stylish focal point to the room. A large window enjoys pleasant open views and allows an abundance of natural light to fill the space, while fitted wardrobes provide excellent built-in storage. Finished with soft carpeting, contemporary lighting and a modern radiator, this impressive bedroom offers ample space for a double bed and additional furniture, creating a comfortable and relaxing retreat.

Bedroom Three

A generous double bedroom offering excellent proportions and versatility. The room is flooded with natural light from a large window overlooking the rear aspect and provides ample space for a double bed and a full range of freestanding furniture.

Bedroom Four

A well-proportioned bedroom, ideal as a child's room, guest bedroom or home office. The room benefits from a fitted storage cupboard, providing useful built-in wardrobe space.

Bathroom

The contemporary family bathroom has been beautifully finished with a modern four-piece suite comprising a paneled bath, separate corner shower enclosure with rainfall shower and additional handheld attachment, WC and a wash hand basin set within a stylish vanity unit providing useful storage. Fully tiled walls and complementary flooring create a sleek, high-quality finish, while a chrome heated towel rail, mirrored storage cabinet and frosted window provide practicality and comfort.

Externally

The property is set back from the road behind a generous frontage, with a driveway providing ample off-street parking for multiple vehicles. A garden area sits alongside the driveway, while the attractive rendered façade and modern entrance door create excellent kerb appeal. The enclosed rear garden has been designed for low-maintenance, featuring a raised decking area that provides an ideal space for outdoor dining, entertaining and relaxing. A graveled section offers further usable outdoor space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Pinfold Road, Leeds

- EXTENDED SEMI DETACHED FAMILY HOME
- MODERN DECOR THROUGHOUT
- NEW WOOD PARQUET FLOORING & CARPETS
- STYLISH KITCHEN & BATHROOM
- FOUR GREAT SIZE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112285 - 0004

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