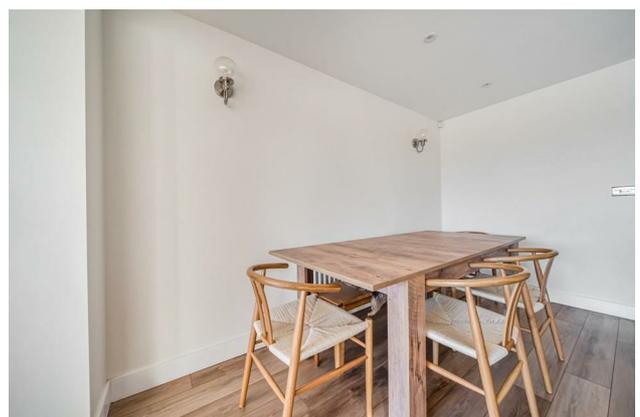


# HUNTERS®

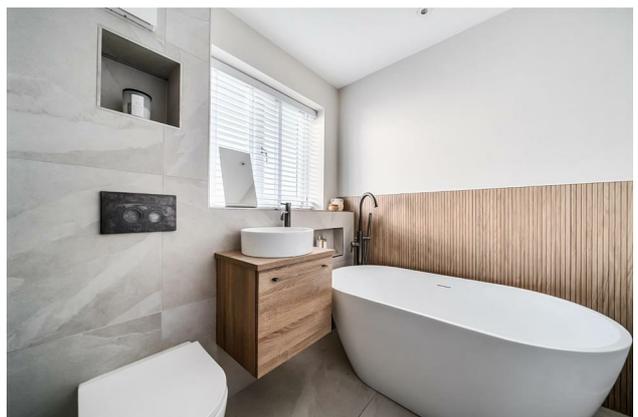
HERE TO GET *you* THERE

**Blackwood Gardens, LS16**  
**Guide Price £550,000**



# HUNTERS®

HERE TO GET *you* THERE



## Floorplan

### Blackwood Gardens, Leeds, LS16

Approximate Area = 1253 sq ft / 116.4 sq m (includes garage)

Garage = 185 sq ft / 17.1 sq m

Total = 1438 sq ft / 133.5 sq m

For identification only - Not to scale

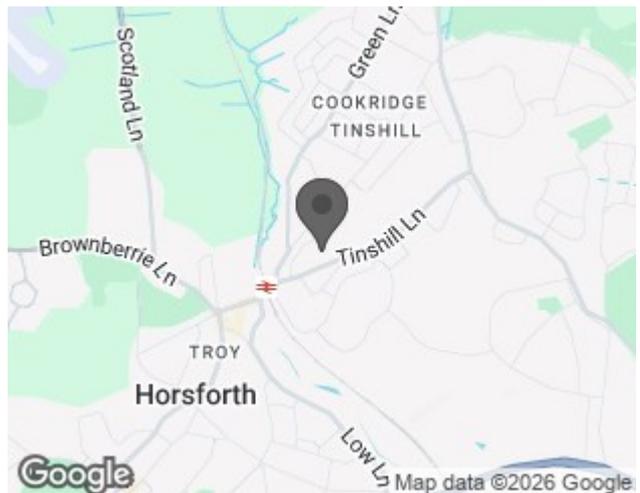


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1392745

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Key Features:

- Extended and fully renovated, thoughtfully designed to suit modern family living. Finished to an exceptional standard throughout, this is a true turnkey home, simply move in and start creating memories.
- Welcoming entrance hallway leading into a cosy yet elegant living room, beautifully flooded with natural light from a large bay window. Featuring a sleek modern media wall and styled in soft, neutral tones, this inviting space creates a calming retreat, perfect for relaxing and unwinding at the end of the day.
- Show-stopping open-plan kitchen featuring a statement island, dining area and snug space, the undeniable heart of the home. Finished in a sleek modern style and enhanced by bifold doors that open seamlessly onto the rear garden, this space is ideal for entertaining and everyday family life.
- Practical utility room and downstairs W.C., discreetly positioned for convenience.
- Four well-proportioned bedrooms, all beautifully decorated and thoughtfully laid out. One bedroom is currently utilised as a luxurious dressing room, adding a boutique style touch.
- Stylish and contemporary house bathroom, complete with freestanding bath and walk-in shower, vanity sink unit and high-quality finishes.
- Generous front driveway providing ample off-street parking, with low-maintenance frontage and access to the garage.
- Larger than average garage with electric door and additional rear access into the garden.
- Southerly-facing rear garden, fully enclosed and ideal for families. Featuring a porcelain-tiled patio, neat lawn and defined boundaries, perfect for entertaining, relaxing or children's play.

This exquisite home must be viewed to be fully appreciated. Elegant, practical and beautifully finished, it promises to impress from the moment you arrive, and right up until the time comes to leave.

Call now to arrange your viewing and experience the charm and quality of Blackwood Gardens for yourself.

## Features

- COMPLETE CHAIN • DETACHED • FOUR BEDROOMS • STUNNING HOME - MOVE IN READY • POPULAR LOCATION • LANDSCAPED GARDEN • DRIVEWAY & GARAGE • EPC RATING:- D • COUNCIL TAX BAND:- E