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St. Marys Park Approach

Leeds, LS12 3UZ

Offers Over £325,000



Council Tax: D



16 St. Marys Park Approach

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Offers Over £325,000



- Beautiful three-bedroom detached home
- Contemporary kitchen with integrated appliances
- Spacious living room with modern fixtures
- Ready to move straight into and enjoy
- Block-paved parking for two vehicles
- Substantial rear sun room extension
- Exceptionally private landscaped rear garden
- Garage with power and lighting
- Three bedrooms with fitted storage
- Prime cul-de-sac position nearby

Beautifully maintained, thoughtfully extended and presented to an excellent standard throughout, this impressive three-bedroom detached home offers a real move-in-ready opportunity in a prime position within a quiet cul-de-sac. With stylish modern interiors, a substantial rear sun room extension, a wonderfully private garden, garage and off-street parking, this is a detached home that is ready to impress from the moment you arrive.

The property enjoys attractive kerb appeal, with a decorative front garden creating a welcoming first impression. Its detached position is a real advantage, further enhanced by its setting within the cul-de-sac where the home faces down the street rather than directly towards another property, helping to create a more open and appealing outlook.

Stepping inside, an entrance vestibule provides a practical welcome to the home, complete with a useful ground-floor W.C. for modern everyday convenience. This leads through into the main entrance hall, where stairs rise to the first floor and the accommodation begins to open up.

To the left sits a dedicated dining area, tastefully decorated and ideally positioned alongside the contemporary kitchen to the rear. The kitchen is finished with sleek high-gloss white wall and base units, modern handleless cabinetry and contrasting work surfaces. Integrated appliances include a fridge freezer, microwave and oven, while useful under-stairs pantry storage adds further practicality. The kitchen and dining arrangement works particularly well for both everyday family life and entertaining.

Occupying the opposite side of the ground floor is the spacious living room, beautifully presented with modern décor, stylish lighting, grey wood-effect flooring and a marble-style gas fireplace providing an attractive focal point. A bay window allows plenty of natural light into the room and enhances the sense of space. Sliding doors from the living room open into the substantial rear sun room extension, which makes a considerable addition to the home's everyday living accommodation. With a solid roof and inset spotlights, the space offers far greater year-round versatility than a traditional conservatory. The ability to connect the living room and sun room creates an excellent arrangement for larger gatherings, while doors lead directly out into the rear garden.

The garden is undoubtedly one of the standout features of this detached home. Exceptionally private and beautifully maintained, it creates a genuine retreat and a fantastic space to enjoy throughout the warmer months. Indian stone patio areas are arranged over two levels, providing plenty of room for outdoor seating and entertaining, while a lawn and attractive planted borders complete the setting. Timber fencing and gated access to both sides help keep the garden enclosed, private and secure. A garden shed provides useful additional storage, while the garage offers further excellent space and is currently boarded with power and lighting. It provides considerable storage as arranged, with the potential to accommodate a vehicle if preferred. In front of the garage is a block-paved driveway providing off-street parking for two vehicles.

Upstairs, a bright landing leads to three well-presented bedrooms and the family bathroom. All three bedrooms benefit from neutral décor and fitted storage, making excellent use of the available space and allowing the rooms to be enjoyed from day one. The principal bedroom sits to the front and is an excellent size, featuring fitted storage together with a recessed vanity area. A second generous double bedroom is also positioned to the front and offers further fitted storage, with proportions that could equally allow it to function as the main bedroom depending on preference. The third bedroom overlooks the rear garden and makes a charming single bedroom, children's room or home office, again benefiting from fitted wardrobe space. The family bathroom is a well-proportioned and practical suite, comprising a tiled bath with shower over, vanity wash basin, W.C., heated towel rail and frosted window for natural light and privacy.

Further storage is available within the loft, which is boarded and benefits from power, lighting and a pull-down ladder, making it an especially useful addition to an already practical home.

Altogether, this is a superb detached home that combines excellent presentation, generous and extended living accommodation, superb storage and a particularly impressive private garden. With three bedrooms, garage, off-street parking and a peaceful cul-de-sac setting, it offers a fantastic opportunity for buyers looking for a quality detached home they can simply move into and enjoy.

Tel: 0113 257 6198

KITCHEN

11'3" x 7'11" (3.43m x 2.42m)

DINING ROOM

15'6" x 7'11" (4.73m x 2.42m)

LIVING ROOM

16'4" x 10'8" (5.00m x 3.27m)

SUN ROOM

11'3" x 10'5" (3.43m x 3.19m)

WC

5'5" x 3'2" (1.66m x 0.97m)

BEDROOM ONE

12'11" x 10'2" (3.94m x 3.10m)

BEDROOM TWO

10'10" x 9'8" (3.31m x 2.96m)

BEDROOM THREE

7'8" x 6'5" (2.35m x 1.98m)

BATHROOM

7'10" x 5'8" (2.40m x 1.74m)

GARAGE

17'6" x 9'5" (5.35m x 2.89m)



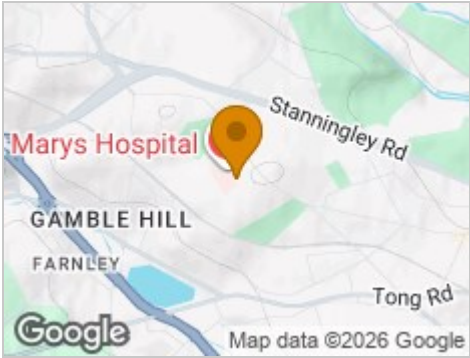
Road Map



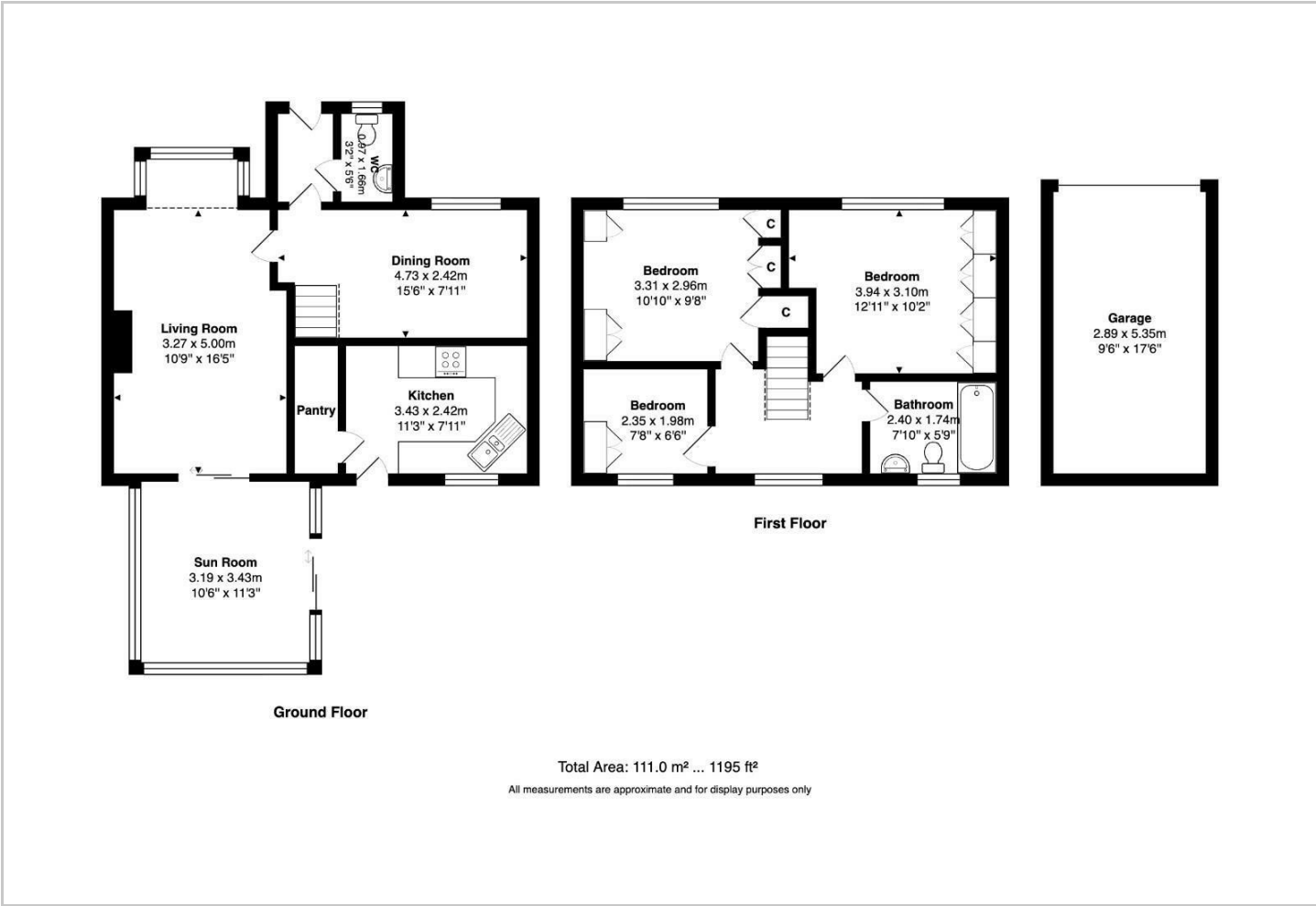
Hybrid Map



Terrain Map



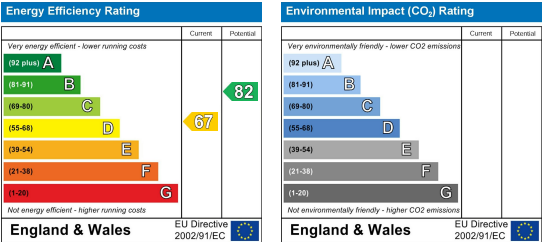
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.