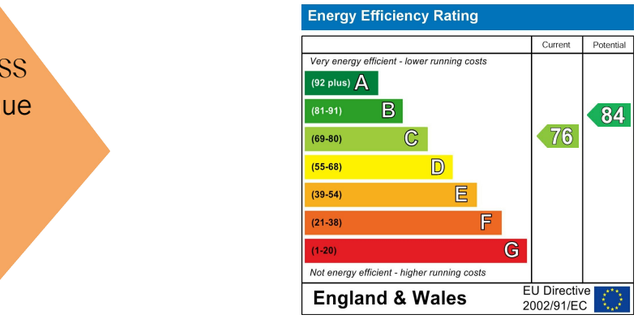
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- Detached Four Bedroom Family Home
- Beautiful Rear Sitting Room Extension
- Private Woodland Aspect with No Rear Overlooking Properties
- Three Bathrooms & Ground Floor WC
- Driveway Parking & Garage

Enjoying a particularly enviable setting, the property backs directly onto mature woodland, creating a wonderful sense of privacy rarely found within modern developments. With no overlooking properties to the rear, the garden provides a peaceful retreat and an ideal space for entertaining, family life and outdoor enjoyment.

Internally, the property has been thoughtfully maintained and enhanced by the current owners to create a home perfectly suited to modern family living. The accommodation is arranged over three floors and offers excellent flexibility for growing families, home working and multi-generational living.

A standout feature of the property is the attractive single-storey rear extension, currently utilised as a sitting room. Flooded with natural light through extensive glazing and roof lights, this wonderful additional reception space enjoys delightful views over the rear garden and woodland beyond, creating the perfect environment for relaxing throughout the year.

The remainder of the ground floor offers spacious and practical living accommodation, complemented by a separate WC and direct access to the garden. To the upper floors are four well-proportioned bedrooms, including a generous principal suite, alongside three bathrooms which provide excellent convenience for family living.

Externally, the property continues to impress. The generous driveway provides ample off-street parking, substantial garage, offering excellent practicality for modern lifestyles. The private rear garden is undoubtedly one of the home's most appealing features, enjoying a tranquil woodland aspect that provides both privacy and an attractive natural outlook throughout the seasons.

Perfectly positioned just moments from the Leeds–Liverpool Canal, the property enjoys access to scenic walking and cycling routes, making it ideal for those who appreciate outdoor living while still benefiting from excellent city connectivity.

Kirkstall remains one of Leeds' most sought-after residential locations, offering an exceptional balance of green space, amenities and transport links. The nearby A65 provides direct access into Leeds City Centre, while both Headingley and Kirkstall Forge railway stations offer convenient commuter connections. The area is also served by regular bus routes.

A wide range of retail and leisure facilities can be found nearby at Savins









Mill Way and Kirkstall Bridge Shopping Centres, with popular retailers including Morrisons, Boots and PureGym. Residents also enjoy easy access to Kirkstall Bridge Inn, Cardigan Fields leisure complex, Kirkstall Abbey and its surrounding parkland, together with the vibrant cafés, bars and restaurants of Headingley and Horsforth.

Properties occupying such private woodland-facing positions within this highly regarded cul-de-sac rarely become available, making this a fantastic opportunity to acquire a substantial family home in one of Leeds' most desirable suburbs.

Council Tax Band - E

*Please note:- some CGIs have been used for illustrative purposes.