Pims Property

Sales and Lettings

1 Westwinn Garth, Leeds, LS14 2HX

£325,000

- Three Bedroom Detached Property
- Off Street Parking
- Downstairs WC
- Open Plan Kitchen Diner
- Private Rear Garden
- Modern Interior

Unit 6 The Courtyards, Victoria Road, Leeds, LS14 2LB
01133204250

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1 Westwinn Garth, Leeds LS14 2HX

A beautifully designed three-bedroom detached home offering spacious and versatile accommodation, ideal for modern family living.

The ground floor features a bright and welcoming open-plan kitchen, living and dining area, creating a fantastic sociable space for everyday life and entertaining. The well-appointed kitchen flows seamlessly into the dining and living areas, with generous natural light helping to create a warm and inviting atmosphere.

Also on the ground floor is a separate study, providing the perfect space for working from home, studying or creating a quiet home office.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for families, guests or those looking for additional space. The home is complemented by a family bathroom and practical storage throughout.

Outside, the detached property benefits from its own private garden and parking, offering both convenience and valuable outdoor space.

Combining generous living accommodation, a dedicated study and a contemporary open-plan layout, this attractive three-bedroom detached home is perfectly suited to modern lifestyles.

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Council Tax Band:

Front Garden
The front garden is a well-maintained, attractive space with a neat paved driveway leading to the garage. A mature, established tree provides a striking focal point and adds plenty of greenery and character, while colourful flower beds border the pathway and lawn.

Entrance Hall
A welcoming entrance hall providing a bright and practical entrance to the home. The space offers direct access to the separate study/office, creating a convenient and private workspace away from the main living areas

Study
10'4" * 7'8"
A versatile converted garage providing a spacious and practical study area, ideal for working from home, studying or as a dedicated home office. The generous proportions offer plenty of room for a desk and additional furniture, while the separate layout provides a quiet and private environment away from the main living spaces.

Living Room
10'11" * 12'2"
A spacious and inviting living room, thoughtfully designed for both relaxing and entertaining. The room features a modern media wall, creating an attractive focal point and providing the perfect setting for cosy evenings at home. With ample space for comfortable furnishings and access to the staircase leading to the first floor, the living room offers a practical and stylish living space for the whole family

Kitchen
11'11" * 10'1"
A modern and practical kitchen offering a stylish and functional space for everyday living. The kitchen flows seamlessly through to the dining room, creating a sociable layout that is ideal for family meals and entertaining. A convenient side door provides easy access to the outside, adding further practicality to this well-connected space.

Dining Room
15'1" * 8'8"
A bright and spacious dining room, open-plan to the kitchen, creating a sociable and contemporary space ideal for family meals and entertaining. The room benefits from bi-fold doors opening onto the rear garden, allowing plenty of natural light into the space and providing a seamless connection between the indoor and outdoor areas.

WC
A modern and conveniently positioned downstairs WC, thoughtfully designed to provide practicality for both residents and guests. The room is finished to a contemporary standard and offers a useful addition to the ground-floor accommodation.

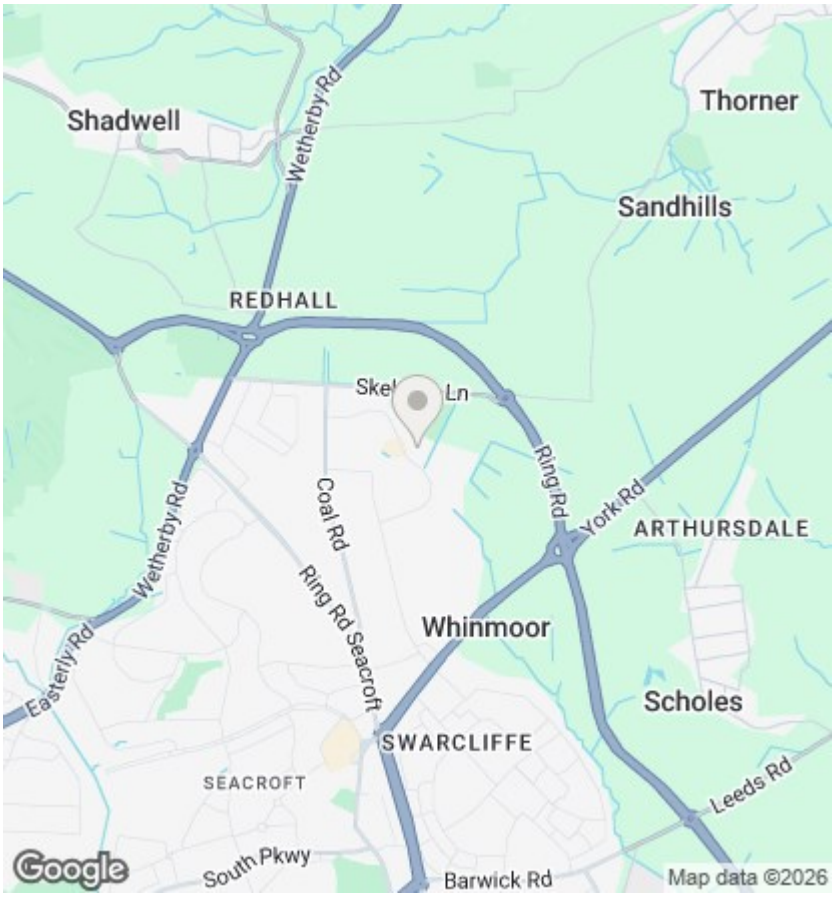
Bedroom One
11'2" * 10'3"
A well-proportioned double bedroom positioned at the front of the property, offering a comfortable and versatile space. The room benefits from a pleasant outlook over the front of the home and provides ample space for a double bed, wardrobes and additional bedroom furniture.

Bedroom Two
11'2" * 8'9"
A spacious and well-presented double bedroom situated at the rear of the property, enjoying a pleasant outlook over the rear garden. The room offers ample space for a double bed, wardrobes and additional furniture, creating a comfortable and relaxing retreat.

Bedroom Three
7'0" * 6'9"
A versatile bedroom currently being utilised as a stylish dressing room, offering a flexible space that could easily be adapted back into a bedroom if required. The room provides ample space for storage and dressing furniture, while its generous proportions allow for a variety of alternative uses to suit the needs of the new owner.

Bathroom
5'4" * 9'1"
A beautifully presented modern bathroom, finished to a high standard and designed with both style and practicality in mind. The room features a separate bath and spacious walk-in shower, complemented by a contemporary wash basin and WC.

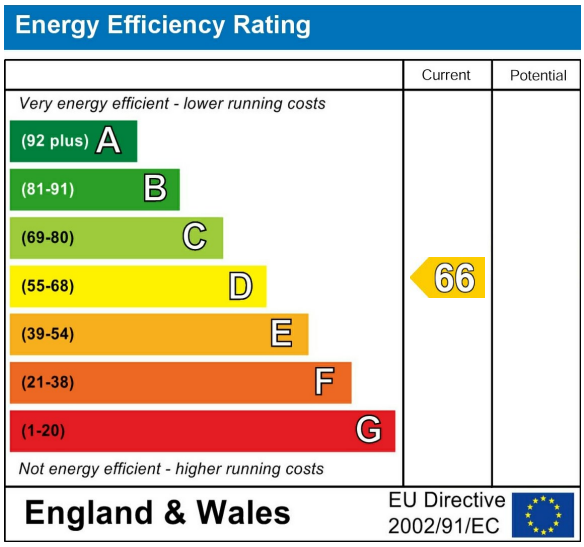
Rear Garden
The rear garden is a private and enclosed outdoor space, featuring a good-sized lawn bordered by established fencing. A generous paved patio extends directly from the rear of the property, providing an ideal area for outdoor dining, entertaining and relaxing. The garden also benefits from a raised, low-maintenance border and a wooden pergola with a built-in seating area, creating a pleasant focal point at the far end. Overall, the garden offers a practical combination of lawn and patio, with excellent potential for enjoying the outdoors.

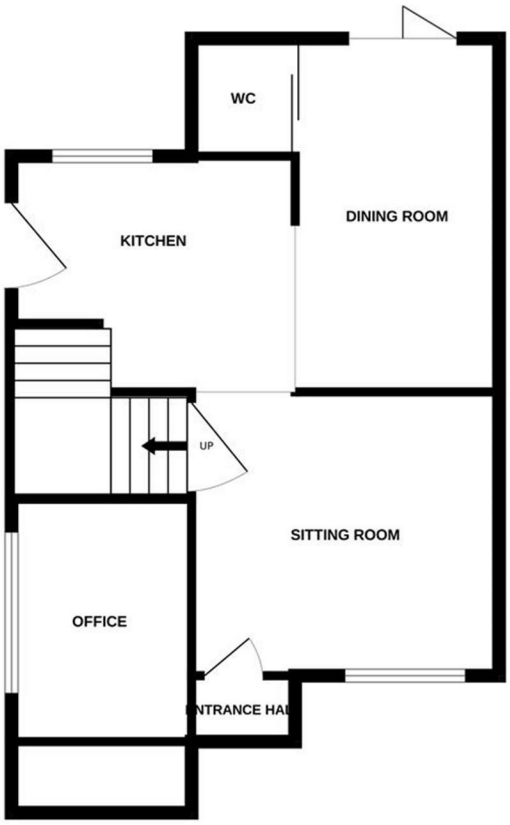


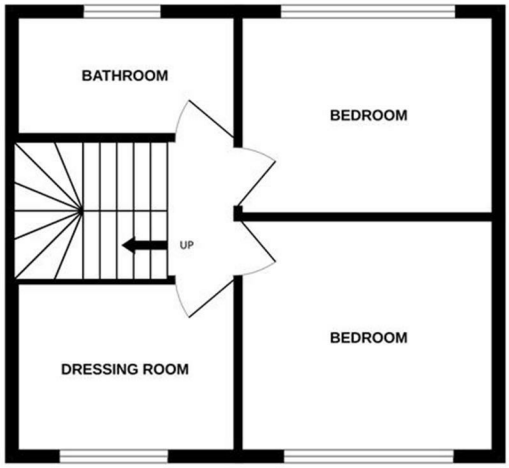
Viewings

Viewings by arrangement only. Call 01133204250 to make an appointment.

EPC Rating: D







TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx.

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