



Wetherby Road, Leeds LS17 8ND

welcome to

Wetherby Road, Leeds

A spacious detached family home featuring five generously sized bedrooms, two inviting reception rooms, and a modern kitchen/diner. The property offers two bathrooms, a useful utility room, and attractive front and rear gardens along with a large driveway providing ample off street parking.



Entrance Hall

Enter from the front into the welcoming hallway with an understairs storage and cloakroom cupboard and stairs leading to the first floor.

Lounge

A bright and airy room having a feature fireplace and bay window to the front allowing a good amount of natural light to flow through. Additionally there is a beautiful original stained glass window adding real character.

Living Room

A second lounge with a beautiful feature fireplace and fully glazed doors to the rear opening to the garden. Additionally there is a beautiful original stained glass window adding real character.

Kitchen/Diner

A modern and well equipped kitchen offering a range of wall and base units with complimenting granite work surfaces and space for a large range oven. The dining area has ample space for a table and chairs.

Utility Room

Conveniently located next to the kitchen with space for a washing machine, dryer and fridge freezer.

Shower Room

Fitted with a three piece suite comprising a shower, hand basin and wc.

Bedroom One

A spacious double bedroom with fitted wardrobes and dressing table.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A double bedroom with space for free standing furniture.

Bedroom Four

A double bedroom with space for free standing furniture.

Bedroom Five

A single bedroom with space for free standing furniture.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, hand basin and wc.

Outside

To the front of the property there is a gated block paved driveway with space for multiple vehicles and a lawn to the side. The rear garden has a paved seating area leading off the rear lounge with a lawn beyond.

Garage

A single detached garage perfect for storage with an additional gym/office facility to the rear with a side access door.

Small Garage

A small garage to the front of the house with ample storage space.



view this property online williamhbrown.co.uk/Property/MRT107405



welcome to

Wetherby Road, Leeds

- SPACIOUS DETACHED FAMILY HOME
- FIVE GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN/DINER & UTILITY
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£650,000

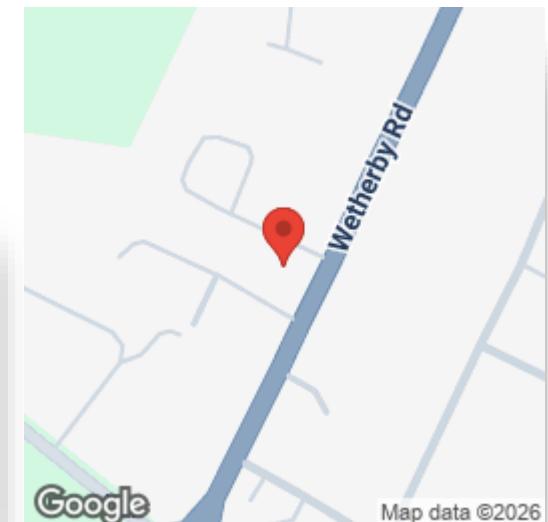


view this property online williamhbrown.co.uk/Property/MRT107405

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MRT107405 - 0006



Please note the marker reflects the postcode not the actual property



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk