

KATH WELLS

ESTATE AGENTS & VALUERS



14 Stephenson Drive, Leeds, LS12 5TN

Reduced £485,000

WOW !!!! THE ESTATE EVERYONE WANTS TO LIVE ON, DONT MISS OUT !! A spacious FOUR BEDROOM FAMILY DETACHED situated amidst similar style property in a popular and sought after residential area of New Farnley. The accommodation has been MAINTAINED & DECORATED TO A GOOD STANDARD THROUGHOUT and benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, an ORANGERY, a HOME OFFICE, ample storage space, and OFF STREET PARKING.

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a Cloakroom / WC with a white suite, a DINING ROOM, a LIVING ROOM with a feature fireplace and a LOG BURNING STOVE, an ORANGERY with bi-fold doors opening onto the rear garden, and a MODERN FITTED BREAKFAST KITCHEN with a range of INTEGRAL KITCHEN APPLIANCES (5 Burner Gas Hob, Extractor Hood, Electric Double Oven, Fridge / Freezer, Dishwasher, Automatic Washing Machine). The former garage has been converted to create a HOME OFFICE and a LARGE STORAGE ROOM. To the first floor there are THREE DOUBLE BEDROOMS, an EN-SUITE SHOWER ROOM / WC to the master bedroom, a LARGE SINGLE BEDROOM and a FAMILY BATHROOM / WC with a modern white suite. The Landing provides access to the first floor accommodation and to a fully boarded loft. Externally there are GARDENS to the front & rear. The front garden is open plan. The rear garden is enclosed and has paved seating areas and an artificial lawn. A block-paved DRIVEWAY to the front of the property provides useful OFF STREET PARKING FOR TWO CARS. Local amenities, shops, bus routes to surrounding areas and well regarded schools are within walking distance. Leeds City Centre, the Outer Ring Road & Motorway Network, and Bramley Railway Station are a short drive away making the major commercial centres of West Yorkshire and beyond easily accessible. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. Council Tax Band: E / EPC Ra

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator, two storage cupboards

Dining Room:



Double glazed window, central heating radiator, ample space for a dining table & chairs

Cloakroom / WC



Double glazed window, a white suite comprising of a low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

Living Room:



Double glazed window, a modern fireplace and hearth with a log burning stove, television point, central heating radiator, open plan to the orangery

Fitted Breakfast Kitchen:



A modern range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, a range of integral kitchen appliances (five burner gas hob, extractor hood, electric double oven, fridge / freezer, automatic washing machine, dishwasher), central heating radiator, space for a breakfast table, semi open plan to the orangery

Orangery:



A double glazed orangery to the rear, self cleaning glass roof, sliding bi-fold doors providing access to the rear garden, inset ceiling lights

Home Office & Large Storage Room:

The garage has been converted to create a Home Office and a Large Storage Room. The Home Office has double glazed windows and a sliding door opening onto the Large Storage Room

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a fully boarded loft space

Bedroom One:



Double glazed window, television point, built in wardrobe / storage cupboard, central heating radiator

En-suite Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed walk-in shower cubicle with a plumbed shower, a wash basin, low flush WC, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Three:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Four:



Double glazed window, central heating radiator, a good size single bedroom

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with shower / mixer taps, low flush WC, wash basin set into a vanity units, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is enclosed by fencing, has an artificial lawn, a paved patio, a further patio with a pergola above, and an outside tap. The front garden is open plan and has a lawn and some planting

Off Street Parking

A block-paved driveway provides useful off street parking for two cars.

EPC Link:

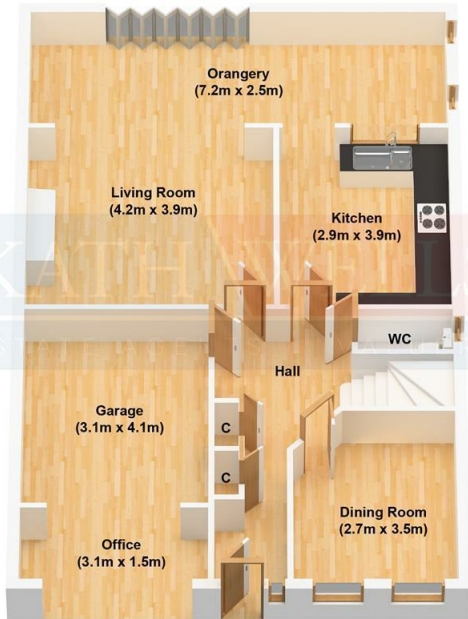
<https://find-energy-certificate.service.gov.uk/energy-certificate/9291-0207-4905-0357-2300>

Council Tax Band / EPC Rating:

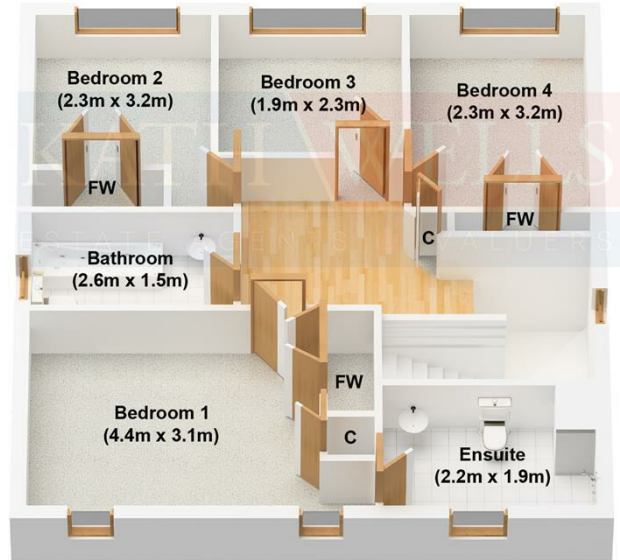
Council Tax Band: E / EPC Rating: C

Floor Plan

Ground Floor



First Floor



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.