



Wykebeck Valley Road, Leeds LS9 6PB

welcome to

Wykebeck Valley Road, Leeds

This wonderful three-bedroom semi-detached property offers spacious and well-presented accommodation throughout. Benefiting from a driveway to the front providing off-street parking for multiple vehicles, the home also boasts a large enclosed rear garden that has been beautifully maintained.



Wykebeck Valley Road

Ground Floor

Entrance Hall

Lounge

A welcoming room featuring large double-glazed bay windows to the front, which flood the space with natural light and enhance the sense of openness. The room benefits from a fitted radiator and offers a cosy, inviting atmosphere with neutral décor and soft carpet flooring.

Kitchen / Diner

The kitchen diner features two rear-facing double-glazed windows and a fitted radiator. An external door provides access to the rear garden, while an internal door leads to a useful storage area. The kitchen is fitted with a range of wall and base units, complemented by integrated appliances and an extractor fan. Spotlights to the ceiling and tiled flooring add a modern touch to the space. There is also ample room to accommodate a dining area, making it an ideal space for both everyday living and entertaining.

First Floor

Bedroom One

A double bedroom featuring a front double-glazed window and a fitted radiator for year-round comfort. The room benefits from fitted wardrobes spanning an entire wall, providing excellent storage.

Bedroom Two

A double bedroom featuring a rear double-glazed window and fitted radiator. The room benefits from fitted double wardrobes, providing excellent storage space.

Bedroom Three

A single bedroom featuring a front double-glazed window and fitted radiator. This bright and comfortable room is ideal as a bedroom, nursery, or home office.

Bathroom

The bathroom is a well-presented space featuring a

rear double-glazed window and a fitted chrome radiator. The suite comprises a bath with overhead shower, WC, and wash basin. Fully tiled walls and flooring provide a stylish finish.

External

The property benefits from a fantastic outdoor space. To the front, there is a generously sized enclosed garden with double driveway gates providing access to a private driveway. Side gated access leads to the rear garden, a well-maintained and spacious area arranged over two levels. A large paved patio offers the perfect space for outdoor dining and entertaining, with a small set of steps leading up to an attractive decking area, ideal for relaxing and enjoying outdoor living.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Wykebeck Valley Road, Leeds

- SEMI DETACHED
- THREE BEDROOM
- VERY WELL PRESENTED FRONT AND REAR GARDENS - INCLUDING DRIVEWAY
- READY TO MOVE IN CONDITION
- GREAT LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109887 - 0003

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