



- Stunning modern town house
- Three double bedrooms
- En-suite to master bedroom
- Lovely enclosed garden
- Fantastic kitchen with integrated appliances
- Close to amenities and city centre



**A STUNNING AND DECEPTIVELY SPACIOUS THREE BEDROOMED TOWN HOUSE WITH A LOVELY ENCLOSED SOUTH WEST FACING REAR GARDEN SITUATED IN THIS ATTRACTIVE MODERN DEVELOPMENT, BUILT IN 2018 AND RETAINING THE BALANCE OF THE 10 YEAR WARRANTY. VERY CONVENIENTLY SITUATED, JUST OFF VICTORIA ROAD, CLOSE TO SHOPS, LOCAL AMENITIES AND WITHIN WALKING DISTANCE OF THE OPEN SPACES OF HYDE PARK, LEEDS CITY CENTRE, THE UNIVERSITIES & HOSPITALS.**

Providing very tastefully and well presented accommodation comprising an entrance hall with attractive vinyl tiled floor, separate W/C, a generous lounge with wooden shutters to the windows, a stunning modern fitted kitchen with integrated appliances & tiled floor, a useful under stairs store cupboard and glazed double doors to the rear patio & garden.

Upstairs there are three very good sized double bedrooms, the master suite enjoying an en-suite shower room w/c and there is a further house bathroom W/C with shower over the bath. The extensive loft offers lots of space and height ideal for storage but may also have scope for conversion, subject to relevant consents.

Externally, there is a tarmacked parking area for two vehicles to the front and a covered 'ginnel' leading to the lovely enclosed rear garden, with paved patio, lawn and attractive planted borders.

**Vendors' view:** *"We have loved the city life living between Headingley and Leeds City centre with a wide choice of independent cafes, restaurants and independent cinemas. There are also lots of green spaces to explore like the Meanwood Valley Trail and Woodhouse Ridge. The area can be both peaceful and vibrant. Having a garden has been wonderful and attracts lots of wildlife. The small estate has been a great supportive community all helping each other during the lockdown."*

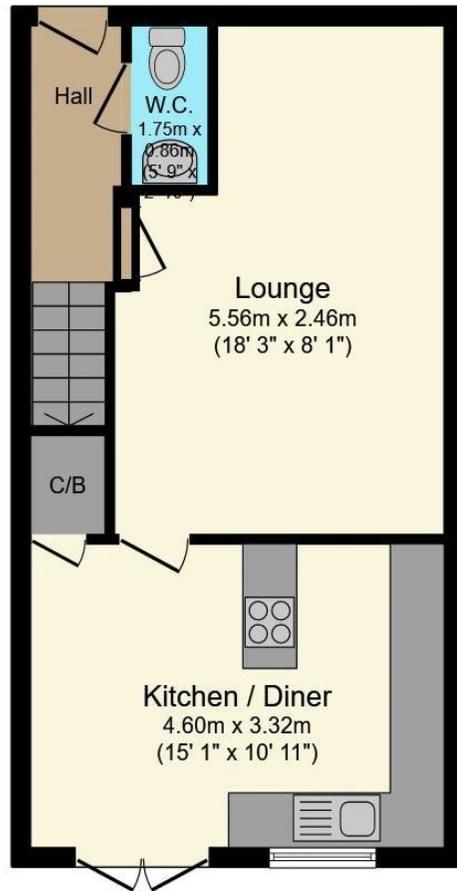
**Internal viewing is strongly recommend of this beautifully presented family home.**





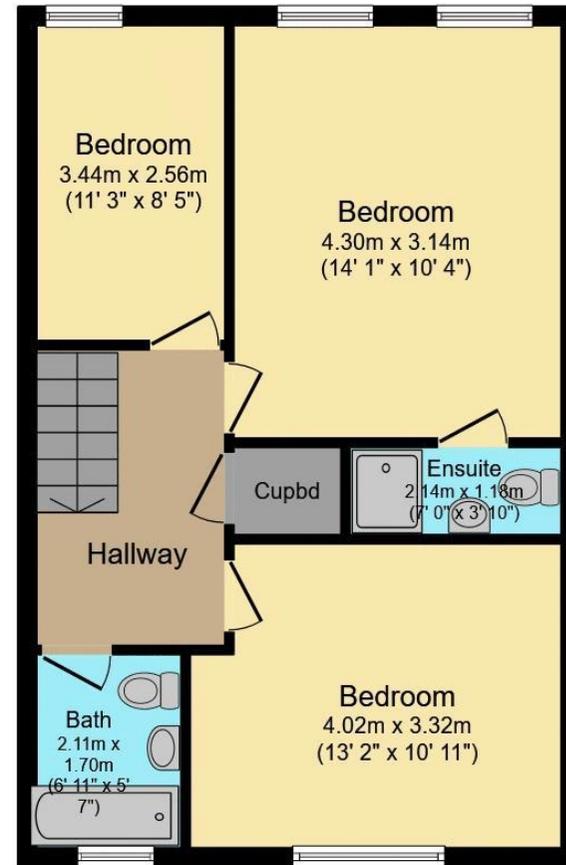






### Ground Floor

Floor area 41.2 sq.m. (443 sq.ft.) approx



### First Floor

Floor area 52.4 sq.m. (564 sq.ft.) approx

Total floor area 93.5 sq.m. (1,007 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Tenure

Freehold

### Council Tax Band

C

### Possession

Owner occupied. Vacant on possession.

### Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

### Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

### Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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