

**16 Ironstone Drive
Leeds**



**4 Bedroom House - Detached
£354,995**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

16 Ironstone Drive, New Farnley, Leeds, West Yorkshire, LS12 6LF

GROUND FLOOR:

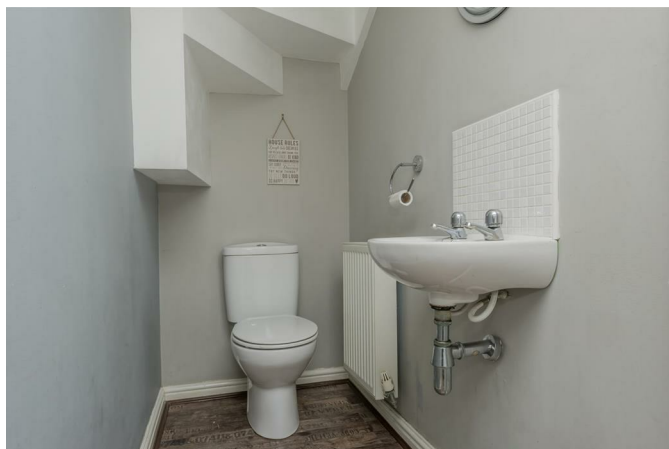
Entrance Hallway:



Access via apart glazed front entrance door, laminated floor covering, central heating radiator, stairs to the first floor

Cloakroom / WC:

5'10" x 3'03"



Low flush WC, wash basin, ceramic tiling to the splashbacks, central heating radiator, laminated floor covering

Living Room:

16'07" x 10'03"



Double glazed window to the front elevation, double glazed French doors providing access to the rear garden, television point with connections for Sky, two central heating radiators

Fitted Dining Kitchen:

24'01" x 9'06"



Dining Area: Double glazed window to the front elevation, laminated floor covering, central heating radiator

Fitted Kitchen: a modern range of fitted wall, drawer & base units, display shelving, complimentary work surfaces, Integral kitchen appliances (built under electric double oven / grill, four ring gas hob, stainless steel & glass extractor hood, integral / freezer and dishwasher), a 1 ¼ bowl stainless steel inset sink & drainer with a mixer tap, mosaic tiling to the splashbacks, laminated floor covering

Utility Room:

6'10" x 4'00"



A part glazed rear door providing access to the garden, wall mounted units, complimentary work surfaces, an inset stainless steel sink and drainer, with a mixer tap, plumbing for an automatic washing machine, mosaic tiling to the splashbacks, laminated floor covering, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window to the front elevation, central heating radiator, airing / storage cupboard, stairs to the second floor

Bedroom One:

16'07" x 10'03"



Double glazed windows to the front and rear elevations, fitted wardrobe, two central heating radiators,

En-suite Shower Room / WC:

6'11" x 4'00"



Double glazed obscure window to the rear elevation, a white suite comprising of a low flush WC, wash basin and a glazed shower cubicle with shower, ceramic tiling to the splashbacks, central heating radiator

Bedroom Three:

10'11" x 9'06"



Double glazed window to the rear elevation, central heating radiator

Bathroom / WC:

7'09" (max) x 6'03"



Double glazed obscure window to the front elevation, a modern white suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator, extractor fan, ceramic wall tiles

SECOND FLOOR:

Landing:



A good sized area which could be used as an office; double glazed Velux window to the front elevation, central heating radiator

Bedroom Two:

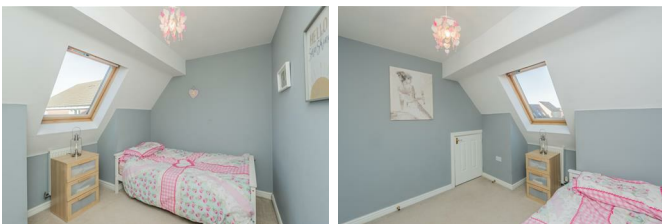
16'07" (max) x 10'03"



Double glazed window to the front elevation, double glaze Velux window to the rear elevation, two central heating radiators, built in storage cupboard

Bedroom Four:

9'06" x 7'01"



Double glazed Velux window to the rear elevation, central heating radiator, storage cupboard

Shower Room / WC:

6'08" (max) x 8'04" (max)



Double glazed obscure window to the front elevation, a white suite comprising of a glazed shower cubicle with a shower, wash basin, low flush WC, ceramic wall tiles

TO THE OUTSIDE:



Gardens:



The property has a very pleasant open plan low maintenance garden to the front. The rear garden is enclosed by fencing and has a lawn and decked seating area with external lighting making an ideal space for al-fresco dining and entertaining.

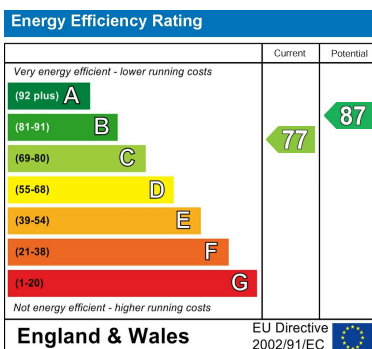
Parking / Garage:

A driveway runs to the side of the property providing useful off street parking and access to a single detached garage with an up and over door, power and light

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8366-6429-7629-1768-1902>

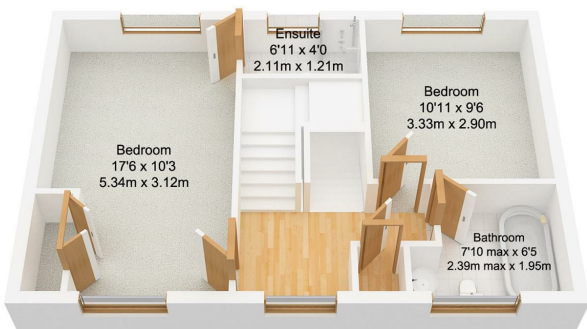
Energy Efficiency Graph



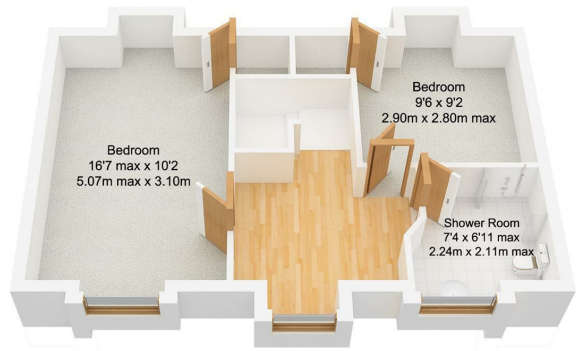
Floor Plan



Ground Floor
Approx. 49.60 sqm.
(533.50 sqft.)



First Floor
Approx. 44.10 sqm.
(474.40 sqft.)



Loft Floor
Approx. 38.00 sqm.
(409.30 sqft.)