

# KATH WELLS

ESTATE AGENTS & VALUERS



**27 Stradbroke Way, Leeds, LS12 4NB**

**£415,000**

This very well presented DETACHED FAMILY HOME sits in a pleasant position on a sought after modern housing development in Wortley. With spacious accommodation over two floors and the benefits of having OFF STREET PARKING, a SINGLE GARAGE and a good sized REAR GARDEN this property would make an ideal purchase for a growing family.

Briefly throughout the accommodation comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a white suite, a good sized LIVING ROOM with French doors opening onto the rear garden, a MODERN FITTED DINING KITCHEN with a good range of fitted cabinets and ample space for a dining table and chairs.

To the first floor there are FOUR BEDROOMS, all of which have fitted wardrobes, an EN-SUITE SHOWER ROOM / WC with a modern white suite and a walk-in shower, and a FAMILY BATHROOM / WC with a shower over the bath.

To the outside there is a good sized DRIVEWAY providing useful off street parking for several and access to a single integral garage with an up and over door. The REAR GARDEN is enclosed and has been landscaped to create a good sized decked seating area, a lawn, and raised beds.

## GROUND FLOOR:

### Entrance Hallway:

Access via a composite front entrance door, stairs rising to the first floor, central heating radiator, under-stairs storage cupboard, Amtico flooring

### Downstairs Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, central heating radiator

### Living Room:



Double glazed bay window with French doors opening onto the rear garden, a modern living flame inset fire, central heating radiator, television points, Amtico flooring

### Fitted Dining Kitchen:



Double glazed windows to two aspects, a part glazed side entrance door, a modern range of fitted wall, drawer & base units, pull out larder unit, work surfaces, an inset 1 1/4 bowl sink and drainer, a four burner gas hob with a modern extractor above, a triple oven / grill, plumbing for an automatic washing machine, dishwasher, American style fridge / freezer, ample space for a dining table and chairs, inset ceiling lighting, central heating radiator

## FIRST FLOOR:

### Landing :

Double glazed window, central heating radiator, storage cupboard, access to the first floor accommodation, access to an insulated loft space via a pull down loft ladder

## Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes

## En-Suite Shower Room / WC:



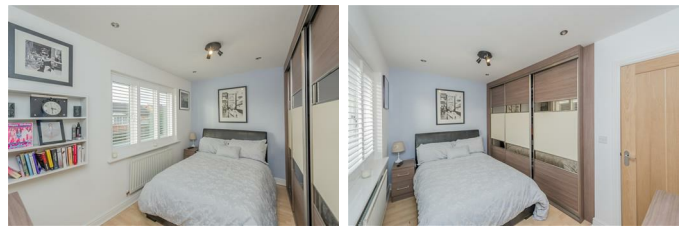
Double glazed window, a modern suite comprising of a low flush WC and wash basin set into a vanity unit, a shower area with a glazed side screen, ladder style central heating radiator, extractor fan, modern tiling

## Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes

## Bedroom Three:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Bedroom Four:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator, inset ceiling lights

### TO THE OUTSIDE:



### Garage / Parking



A good sized driveway provides useful off street parking for several cars and access to a single integral garage with an up and over door

### Gardens:



The rear garden is a good size, enclosed by fencing, and has a decked patio / seating area, a lawn, raised beds, an outside tap and external lighting

### EPC LINK:

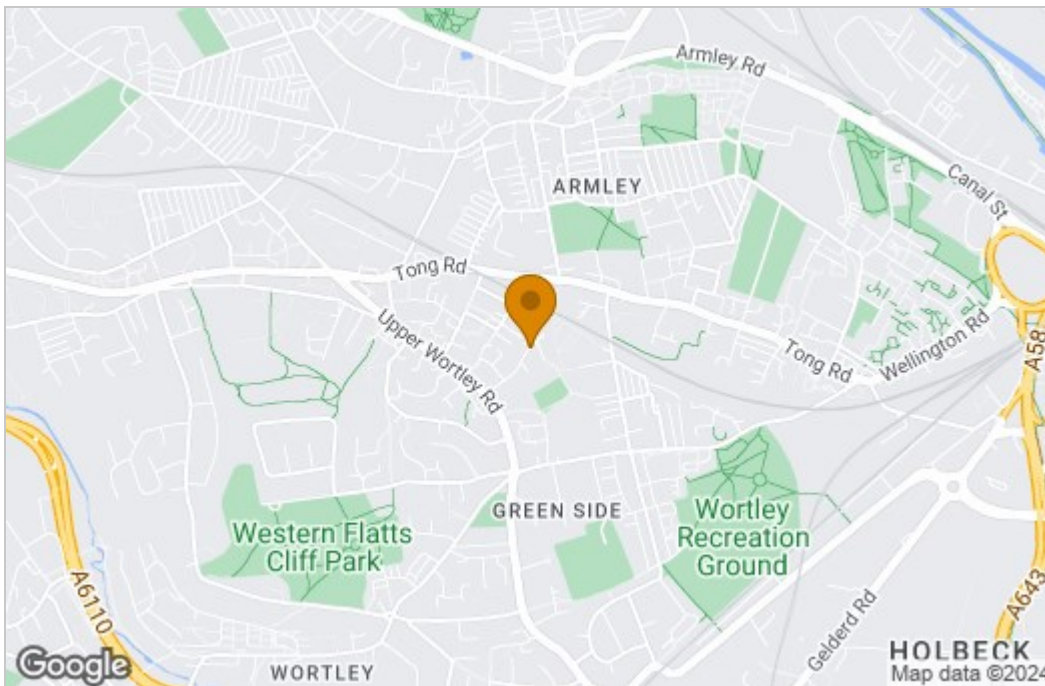
<https://find-energy-certificate.service.gov.uk/energy-certificate/0294-0207-4504-1254-2704>

## Floor Plan

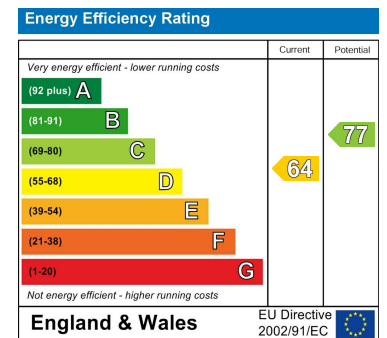


Ground Floor  
Approx. 58.16 sqm.  
(626.02 sqft.)

## Area Map



## Energy Efficiency Graph



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