



Wyther Park Place, LEEDS LS12 2SB

welcome to

Wyther Park Place, LEEDS

This modernised semi-detached home on Wyther Park Place features three bedrooms, a high-spec modern kitchen, a large garden, and the convenience of a garage and driveway. Stylish, updated throughout, and ready to move into.



Property Information

This modernised semi-detached property on Wyther Park Place has been upgraded throughout to a high specification, offering stylish and contemporary living from top to bottom. The home features three well-sized bedrooms and a large modern kitchen designed for both everyday use and entertaining. Outside, the impressive large garden provides excellent outdoor space, complemented by a garage and driveway for secure parking and storage. Finished to a superb standard and beautifully maintained, this is a standout home in a popular residential location.

Entrance Hall

The entrance hall features lino flooring, a radiator, a front door with a double-glazed window to the front, and provides access to the first-floor stairs, downstairs WC, and the kitchen diner.

Kitchen Diner

21' 2" x 11' 7" (6.45m x 3.53m)

The kitchen diner features tiled flooring, wall and base units, a breakfast bar with pendant feature lighting, an integrated oven, microwave, fridge, freezer, dishwasher and bins, an induction hob with extractor fan, a sink and drainer, spotlights, a radiator, space for a table and chairs, sliding doors to the rear, and a double-glazed window overlooking the garden.

Lounge

11' 4" x 9' 11" (3.45m x 3.02m)

The lounge is modern and well-decorated, featuring vinyl flooring, a radiator, a double-glazed front window, and an open layout leading through to the kitchen diner.

Downstairs Wc

The downstairs WC features a frosted double-glazed side window, a WC, and a wash basin.

Landing

The landing offers a double-glazed front window and access to a boarded loft via a pull-down ladder.

Bedroom One

11' 1" x 10' (3.38m x 3.05m)

Bedroom One is a large double room featuring a radiator and a double-glazed window overlooking the rear.

Bedroom Two

11' 9" x 11' 7" (3.58m x 3.53m)

Bedroom Two is a large double room with vinyl flooring, a radiator, and a double-glazed window to the front.

Bedroom Three

11' 9" x 8' 10" (3.58m x 2.69m)

Bedroom Three is a small double room featuring vinyl flooring, a radiator, and a double-glazed window overlooking the rear.

Bathroom

The bathroom features built-in storage, tiled flooring, a bath with shower over, a WC, a wash basin, and a frosted double-glazed window to the side.

Front Garden

The front garden is large with fencing, featuring a lawned area and a driveway with a dropped kerb.

Rear Garden

The rear garden is large and fully fenced, featuring astro-turf, a patio area, electricity supply, and a mature tree.

Parking

Parking is provided by a front driveway with space for two cars.

Outbuilding

The property also benefits from a rear outbuilding, currently used as a garage.



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Wyther Park Place, LEEDS

- GUIDE PRICE £230,000-£240,000
- 3 BEDROOMS
- LARGE GARDEN
- GARAGE & DRIVEWAY
- LARGE MODERN KITCHEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116625 - 0004

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