



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.



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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 - 0002

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