



Wynford Avenue, LEEDS LS16 6JJ

Not for marketing purposes INTERNAL USE ONLY

Welcome to

Wynford Avenue, LEEDS

- Generous corner plot with private gardens
- Easy access to Golden Acre Park and local golf facilities
- Ideal home for growing families
- Spacious semi-detached family home
- Sought-after West Park location

Tenure: Freehold EPC Rating: D

£415,000

Entrance Hall

A welcoming entrance hall featuring attractive original details and providing access to the main ground floor accommodation. A bright and inviting introduction to the home.

Living Room

A spacious and elegant principal reception room featuring a large bay window that floods the space with natural light. Enhanced by period character features, this room provides the perfect setting for relaxation and entertaining.

Dining Room

A generous second reception room offering ample space for family dining and social occasions. Positioned conveniently between the living accommodation and conservatory, it creates an excellent flow for modern family living.

Conservatory

A bright and versatile addition to the property, overlooking the rear garden and providing an ideal space for year-round enjoyment. French doors provide direct access to the outside space.

Ground Floor Shower Room

Modern and practical, fitted with a shower enclosure, wash hand basin and WC, offering additional convenience for family living and guests.

First Floor Landing

A spacious central landing with natural light from the feature stained-glass window, providing access to all first-floor rooms.

Principal Bedroom

A substantial double bedroom offering fitted wardrobes and ample space for additional furniture. A calm and comfortable retreat with pleasant outlooks.

Bedroom Two

A generous double bedroom with excellent proportions and natural light, ideal as a guest room or family bedroom.

Bedroom Three

A well-sized bedroom offering versatile accommodation suitable for a child, teenager, guest bedroom or home office.

Bedroom Four

A charming fourth bedroom situated within the converted loft area, benefiting from skylight windows and exposed character beams. An ideal space for older children, guests, or home working.

Family Bathroom

A stylish and contemporary bathroom fitted with a modern suite including bath, separate walk-in shower, wash basin and WC. Finished to a high standard with contemporary tiling throughout.

Garage

Detached garage providing secure storage, workshop potential, or additional parking.

Gardens & Outside Space

Occupying a generous corner plot, the property enjoys mature and private gardens with lawned areas and established boundaries. The ideal outdoor environment for family life, recreation and entertaining. A private driveway provides off-street parking for multiple vehicles.



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Property Ref:

HFT107240 - 0004

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