



Newton Lane

Ledston, WF10 2BH
£700,000



SIGNATURE

BY

Emsleys | estate agents

Newton Lane

Ledston, , WF10 2BH

STUNNING BARN CONVERSION. BEAUTIFUL OUTLOOK. TUCKED AWAY LOCATION.
Presenting an elegant and tastefully designed detached barn conversion. The property is perfectly situated amidst the tranquility of green spaces close to 'Fairburn Ings', offering a serene atmosphere away from the city's hustle and bustle.
It boasts three well-proportioned reception rooms, providing ample space for entertaining guests and family gatherings. The property also benefits from a functional kitchen space, offering everything a modern-day chef would require. Whether it's a casual breakfast or a festive feast, this kitchen is designed to cater to all your culinary needs.
The property comprises three spacious bedrooms, offering a comforting retreat after a long day. With two well-appointed bathrooms, one of which been en-suite, the home effortlessly caters to the needs of a modern family, ensuring comfort and convenience at all times.
One of the unique features of this property is the inclusion of a detached double garage, which offers secure parking. Additionally, the property offers ample parking space for six vehicles, thereby ensuring comfort for you and your visitors. The garden serves as a beautiful outdoor space, providing room for relaxation and outdoor activities.
The view from the property is truly beautiful, and it adds a charm that sets this property apart. Whether you're watching the sunrise with a morning coffee or enjoying a quiet evening, the view will never fail to mesmerize you.
This property is a perfect blend of space, functionality, and aesthetics. It's not just a house; it's a home waiting for its new owners.

- STUNNING BARN CONVERSION
- DETACHED DOUBLE GARAGE
- LARGE FAMILY HOME
- OUTLOOK OVER POPULAR NATURE RESERVE
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- PERIOD FEATURES
- Council Tax Band G
- EPC Rating E



Ground Floor

Hallway

Polished timber floorboards, radiator, open recess to dining room and latch door to kitchen/diner.

Kitchen/Diner

14'1" x 25'0" (4.29m x 7.62m)

Boasting a range of units with coordinating Quartz worktops, recessed sink with mixer tap, integrated induction hob, gloss splashback and extractor over. Integrated double oven, dishwasher and wine cooler with breakfast table having a Quartz top. Ceiling downlighters, two PVCu double glazed windows to front and rear aspect, two radiators and latch door to dining room and utility room.

Utility Room

9'7" x 7'0" (2.92m x 2.13m)

Comprising wall and base units, laminate worksurface and matching upstand, plumbing for washing machine, radiator, PVCu entrance door and latch door to WC.

WC

3'11" x 9'8" (1.20m x 2.95m)

Low flush WC, vanity housed wash hand basin, radiator and PVCu double glazed frosted window.

Dining Room

13'6" x 17'9" (4.11m x 5.41m)

Feature fireplace with glazed viewing which also can be seen from the lounge too. Polished timber floorboards, two radiators, PVCu double glazed windows to both side aspects and latch door to lounge.

Lounge

15'10" x 17'10" (4.83m x 5.44m)

Glazed view to fireplace from dining room, two radiators, two PVCu double glazed windows and french doors to side patio. Latch door to office/playroom.

Office/Playroom

23'3" x 11'10" (7.09m x 3.61m)

A huge versatile room currently used as storage with feature beams to roof, two PVCu double glazed windows and two radiators.

First Floor

Hall

A welcoming large PVCu double glazed entrance door with side

window, polished timber floorboards with Velux window, window to the rear, storage cupboards and boiler cupboard, tow radiators, feature beams and latch doors to rooms. Stairs to ground floor level.

Bedroom

14'4" x 23'11" (4.38m x 7.30m)

Feature beams to ceiling, two PVCu double glazed windows to front and one to rear aspect, two radiators and doors to en-suite and walk in wardrobe.

En-suite Bathroom

8'5" x 11'10" (2.57m x 3.61m)

Having a deep free standing contemporary bath with mixer tap over, wash hand basin and push flush WC. Recess display with lights, chrome electric heated towel warmer, PVCu double glazed frosted window and wood flooring leading to raised tiled bath area and tiled plinth lights.

Walk-in Wardrobe

Having a section of hanging space to two sides with light and storage shelves.

Bedroom

9'11" x 14'5" (3.02m x 4.39m)

PVCu double glazed window to the side aspect with beams to roof and radiator.

Bedroom

10'2" x 18'11" (3.10m x 5.77m)

Positioned to the rear overlooking part of 'Fairburn Ings' and far reaching views with PVCu double glazed window and small window to side aspect. Beams to ceiling and radiator.

Bathroom

9'8" x 14'6" (2.95m x 4.42m)

A stunning bathroom comprising a tiled recessed bath, unit housed WC, wall hung vanity wash hand basin and large walk in shower enclosure. Wood flooring, Velux window, radiator and electric heated towel warmer.

Exterior

To the front is a detached stone built double garage with electric up and over door, a gravelled area providing off road parking for several vehicles with a tarmac access road from the lane. Steps lead down to the front access door and continue to one side down and to the rear on one side, with the other side having a patio area, array of plants, rockeries and attractive outlook over part of 'Fairburn Ings'. The rear garden off the other side is mainly lawned with a decked patio and flagged patio off the property.







6 Main Street, Garforth
Leeds LS25 1EZ

t. 0113 286 4000

e. garforth@emsleysestateagents.co.uk

www.emsleysestateagents.co.uk

35 Austhorpe Road, Crossgates
Leeds LS15 8BA

t. 0113 284 0120

e. crossgates@emsleysestateagents.co.uk

4 Wolsey Parade,
Sherburn in Elmet LS25 6BQ

t. 01977 680 088

e. sherburn@emsleysestateagents.co.uk

65 Commercial Street, Rothwell
Leeds LS26 0QD

t. 0113 201 4040

e. rothwell@emsleysestateagents.co.uk

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



SIGNATURE

BY

Emsleys | estate agents