



Hertford Close | Colton | LS15 9ER

£350,000

3 Bedroom Detached house | Council Tax Band D | EPC rating D

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*** IMMACULATE DETACHED HOUSE * FULLY RENOVATED & REWIRED * PEACEFUL LOCATION ***

Presenting for sale a unique opportunity to acquire this detached property which has been recently renovated to an outstanding finish. Nestled in a quiet cul-de-sac within Colton you will enjoy the best of both worlds - a quiet location on the edge of Temple Newsam Estate whilst been close to local amenities and transport networks. This property has an abundance of new features having been re-wired 2025, re-plastered, re-painted and re-carpeted. A new kitchen with integrated appliances, a new bathroom and bespoke fitted furniture to two bedrooms. The attention to detail simply has to be viewed to be appreciated! If you are looking for your dream home in ready to go condition this is the one!

The property offers a spacious through lounge, entrance lobby and kitchen diner to the ground floor, whilst upstairs there are three bedrooms and the house bathroom.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a new and exciting shopping and leisure complex at 'The Springs' plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

*** Call now to arrange your viewing ***

Ground floor

Hall

Enter through a composite entry door. Recessed cloak area with a central heating radiator and staircase rising to the first floor.

Living Room 4.72m x 3.48m (15'6" x 11'5")

A good size sitting room with dual aspect to the front and rear of the property along with a feature media wall, underfloor heating, wall lights and sliding patio doors giving direct access to the rear garden.

Kitchen/Diner 4.65m x 2.00m (15'3" x 6'7")

What a stunner! Fitted with modern wall and base units in grey and light wood grain effect with compact laminate work surfaces over. A full suite of integrated appliances include; eye level oven, warming drawer, microwave, induction hob, washer, dishwasher, fridge, freezer and wine cooler! Inset composite sink with side drainer and mixer tap sit in front of the window overlooking the rear garden. A tall cupboard houses the central heating boiler and a useful under stair cupboard provides space for household utility items.

First floor

Landing

Window overlooking the rear garden and access to all first floor rooms.

Bedroom 1 3.43m x 2.59m (11'3 x 8'6)

A double bedroom with a recessed fitted wardrobe with sliding doors and bespoke media shelving, window to the front and a central heating radiator.

Bedroom 2 2.57m x 2.57m (8'5" x 8'5")

A second double bedroom again with a recessed fitted wardrobe with sliding doors and bespoke media wall and shelving, window to the front and a central heating radiator.

Bedroom 3 2.62m x 2.03m (8'7" x 6'8")

A single bedroom with a window to the rear and a central heating radiator.

Bathroom

Beautifully fitted with a modern suite which comprises;- 'P' shaped panelled bath with a mains fed thermostatic 'rainfall' shower over, a concealed cistern low level w.c and hand wash basin with a mirror over with feature LED lighting and touch control. Marble effect feature wall, shaver point, extractor fan and a window to the rear.

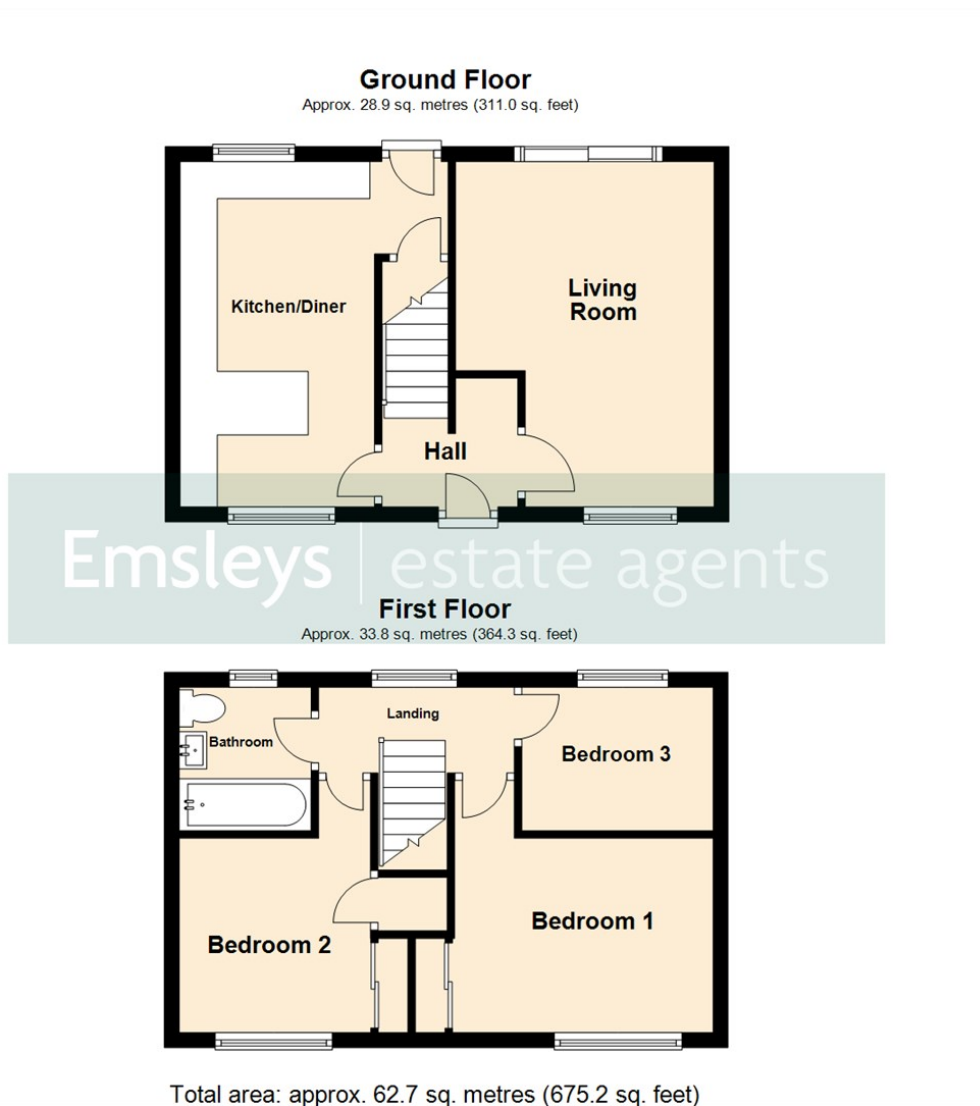
Exterior

To the front is a small open-plan garden with a driveway to the side leading to a brick-built garage with up-and-over door, power and light. The rear garden is fully enclosed with boundary fence and has been landscaped to include an Indian sandstone patio and freshly laid lawn.

Directions

From our Crossgates office on Austhorpe Road head west and at the end turn left onto Ring Road. Follow the road until the roundabout and take the second exit right onto Colton Lane. Take the second right onto Darnley Lane. Follow the road where it bends to the left, turn right into Princess Fields towards old Colton Village. Take the next right into Darnley Lane and then the first available right into Hertford Close, a small cul-de-sac where the property can be located straight ahead.





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.

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