



Kirkfield Gardens | Colton | LS15 9DT

£485,000

Four bedroom detached house | Cul-de-sac location | EPC rating TBC

Emsleys | estate agents

*** EXCLUSIVE CUL-DE-SAC * MUST BE VIEWED * FOUR BEDROOM DETACHED ***

Situated within a highly regarded cul-de-sac is this executive style detached house. Well presented throughout, the house offers four bedrooms (master with en-suite) and a contemporary dining/kitchen with quartz worktops along with a lovely conservatory looking over the garden. Enjoying an idyllic haven within this sought after area, and being a short walk from Temple Newsam Country Park Estate and yet close to local amenities.

The accommodation briefly comprises to the ground floor; entrance hall, spacious lounge, a dining/kitchen, conservatory, guest WC and a study or playroom. To the first floor are four bedrooms (one with an en-suite shower room) and a family bathroom. To the outside there is off-road parking in front of the attached garage and to the rear is a fully enclosed garden.

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. There are good public transport links just a short walk away on the main A63 Selby Road along with 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 24 hours a day and 7 days a week to book a viewing

Ground floor

Entrance Hall

Entry is through a PVCu double-glazed entrance door. The hallway has a central heating radiator and a useful under stair storage cupboard.

Living Room 4.78m x 3.87m (15'8" x 12'8")

A light and spacious living room offering a feature polished limestone fireplace with matching hearth incorporating a coal effect living flame gas fire. A central heating radiator and a double-glazed window overlooking the front garden.

Office 2.18m x 1.65m (7'2" x 5'5")

A useful space to work from home or a playroom? Central heating radiator, telephone point and an arched window to the front aspect.

Kitchen/Diner 7.16m x 2.59m (23'6" x 8'6")

Wow factor! The kitchen is fitted with a fantastic range of super modern dove grey handleless wall and base units with complimentary quartz work surfaces over incorporating a composite one and half bowl sink with mixer tap. Integrated appliances include an eye level double oven and microwave, a stainless steel five burner gas hob with extractor over and an integrated dishwasher and washing machine. In addition there are floor to ceiling kitchen units with space for an 'American style' fridge/freezer, a breakfast bar, wine racks, a TV aerial point and an entry door which opens directly into the rear garden.

Conservatory 2.79m x 2.34m not square (9'2 x 7'8 not square)

Accessed from the dining area through sliding patio doors, this is a lovely place to sit and enjoy views over the garden. A half-brick and PVCu construction with a poly-carbonate roof and tiled floor.

Guest W.C

The guest cloakroom is fitted with a low flush WC and a hand wash-basin. There is a double-glazed window to the side elevation and a ladder style central heating radiator.

First floor

Landing

A fixture storage cupboard provides a useful space for linens and towels.

Master Bedroom 3.71m x 4.04m (12'2" x 13'3")

A spacious double bedroom with bespoke oak effect fitted wardrobes to two walls providing hanging rails, over bed storage and bedside cabinets along with a fitted oak effect dressing table to a third wall. There is a central heating radiator, t.v point and a double-glazed window which overlooks the front garden. A door opens to;

En-suite Shower Room

The en-suite has a shower cubicle and a hand wash basin inset into a storage unit. There is a ladder style central heating radiator and the room is fully tiled and has a double-glazed window placed to the side elevation.

Bedroom 2 2.67m x 3.43m (8'9" x 11'3")

Another spacious double bedroom again with fitted wardrobes to one wall with sliding doors. The room is laid with wood grain effect laminate flooring, has a central heating radiator and a double-glazed window which overlooks the rear garden.

Bedroom 3 2.23m x 3.04m (7'4" x 10'0")

A third double bedroom placed to the front elevation with a central heating radiator and a double-glazed window to the front.

Bedroom 4 3.66m x 2.03m (12'0 x 6'8)

The fourth double bedroom is 'L' shaped and has a central heating radiator and a double-glazed window overlooking the rear garden.

Bathroom

Tiled to half height in ceramics and fitted with a three-piece white suite which comprises; panelled bath, a close coupled WC and pedestal hand wash basin. There is a ladder style central heating radiator and double-glazed window placed to the side elevation.

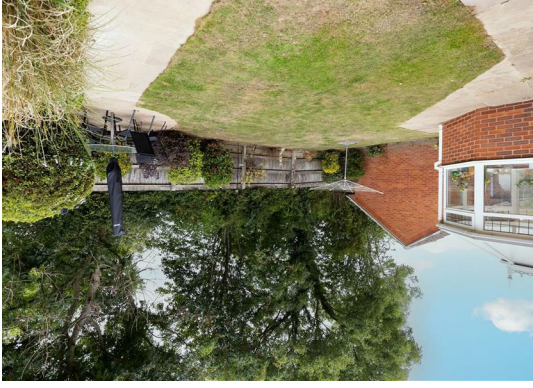
Exterior

To the front there is an open-plan garden with a lawn and parking apron for two vehicles in front of the attached garage. The garage has an up-and-over door, power and light. The rear garden is a true delight and offers well stocked borders, boundary fencing and a circular patio seating area along with manicured lawns, flower beds and a contemporary water feature. The rear garden has a lovely back drop of trees which offer a high degree of privacy.

Directions

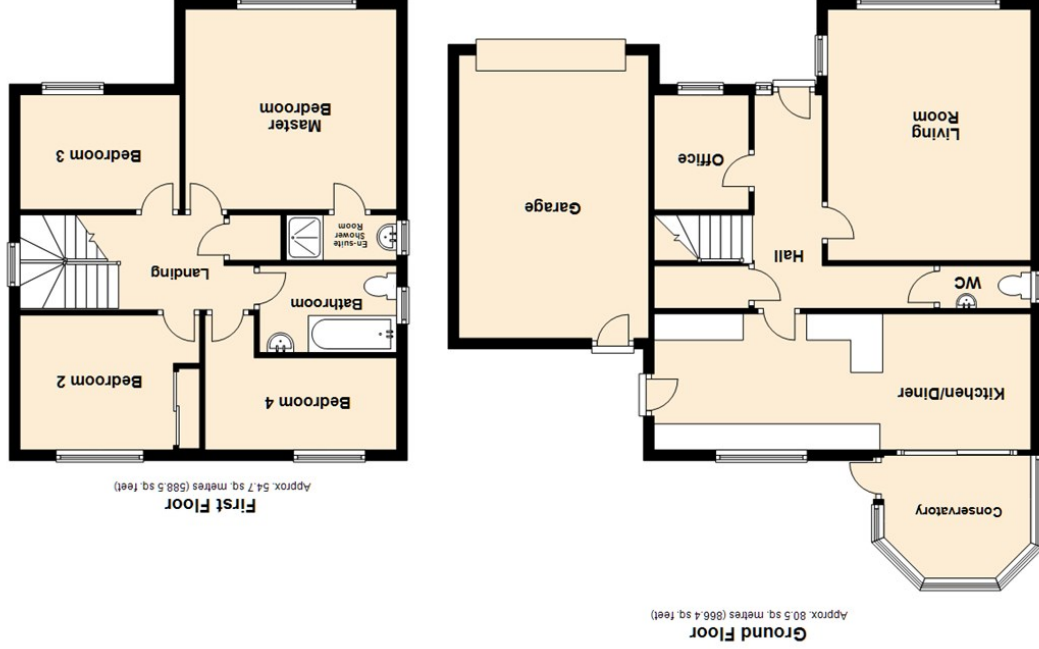
From our Crossgates office on Austhorpe Road head west and at the end turn left onto Ring Road. Follow the road until the roundabout and take the second exit right onto Colton Lane. Take the second right onto Darnley Lane and right again into Kirkfield Gardens where no 14 can be located straight ahead.





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.

Total area: approx. 135.2 sq. metres (1454.9 sq. feet)



Approx. 54.7 sq. metres (588.5 sq. feet)

Approx. 80.5 sq. metres (866.4 sq. feet)