Wansford Close | Austhorpe | LS15 8GW £389,950

Four Bedroom Townhouse | Council Tax Band D | EPC Rating TBC

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This four-bedroom terraced house is offered for sale in a sought-after residential area of Leeds, well placed for families seeking convenient access to schools, amenities and green spaces.

The accommodation includes an open-plan kitchen with a breakfast bar, generous natural light and a defined breakfast area, creating a central hub for everyday living and informal dining. A conservatory creates a seamless link to the rear garden. A guest w.c and fouth single bedroom complete the ground floor.

The first floor offers a generous living room with a juliette balcony with far reaching views. Bedroom accommodation is well arranged for family life with the master bedroom benefitting from an en-suite shower room and a walk-in wardrobe. The second floor has two further double bedrooms one with built-in wardrobes and the family bathroom. Externally, the property enjoys a garden and a single garage.

The location offers good access to local amenities, including shops, cafés and services in nearby Colton and Cross Gates, with Temple Newsam Park providing extensive green space, walking routes and play areas. Families are well served by nearby primary and secondary schools in the LS15 area.
Public transport links are convenient, with Cross Gates station within easy reach, offering regular services to Leeds city centre in around 10 minutes, as well as routes towards York. Local bus services connect to surrounding neighbourhoods and central Leeds, and road links provide straightforward access to the A64, Leeds Outer Ring Road and A1/M1 motorway network.

Ground Floor

Entrance Hall
A composite door grants access to the entrance hall with a under stairs storage cupboard and central heating radiator.

Downstairs W.C
Offering a white fitted suite comprising low flush w.c and hand wash basin. Central heating radiator.

Kitchen/Diner 5.31m x 2.62m (17'5" x 8'7")
A lovely social space, ideal for entertaining and summer garden parties. The open plan kitchen/diner is fitted with a good range of wall and base units with work surfaces and matching upstands incorporating a one and a half bowl sink with side drainer. Integrated cooking appliances include a Smeg electric oven and gas hob with extractor hood over, a dishwasher and American style fridge freezer. A matching breakfast bar provides extra storage and a double glazed window gives views across the rear garden. The tiled floor has under floor heating for that luxury feel and the dining area offers space for a dining table and chairs. The space opens to:-

Conservatory 2.87m x 2.74m (9'4" x 8'11")
Of PVCu construction with a glazed roof, tiled underfloor heating and door leading to rear garden.

Bedroom Four 3.25m x 2.06m (10'8" x 6'9")
A single bedroom fitted with sliding robes to one wall offering ample storage with a double glazed window to the front and a central heating radiator. Ideal as a childrens room or ground floor office space?

First Floor

Landing
With window to the front, central heating radiator and access to master bedroom and lounge.

Lounge 6.12m x 3.30m (20'1" x 10'10")
An elegant spacious living space with a 'Juliette' balcony to the rear enjoying views across open fields, a double glazed window to front and two central heating radiators.

Master Bedroom 3.76m x 2.84m (12'4" x 9'4")
A spacious double bedroom with a central heating radiator and a double glazed window which opens to step out to a small balcony where you can enjoy open views to Austhorpe Hall. Double doors open to:-

Dressing Room 2.87m x 1.70m (9'5 x 5'7)
Every lady's dream! A full walk in wardrobe/dressing area which has a window to the front hanging rails, ample storage and radiator.

En-Suite Shower Room
A fully tiled shower room with a walk in shower enclosure, a wash hand basin and low level flush w.c. In addition there is a double glazed window to the rear, heated towel rail and a central heating radiator.

Second Floor

Landing
With window to the front and side the landing offers a useful airing cupboard which houses the ATAG boiler, installed in 2020 with a ten year guarantee (subject to terms). Access to the family bathroom and two double bedrooms.

Bedroom Two 3.30m x 3.12m (10'10" x 10'3")
A large double bedroom with wardrobes to one wall, a double glazed window to the rear and a central heating radiator.

Bedroom Three 3.30m x 2.92m (10'10" x 9'7")
A third double bedroom with a double glazed window to the front and a central heating radiator.

Bathroom
The family bathroom is fitted with a white three piece suite which comprises; large bath with shower and screen over, a wash hand basin with vanity storage and a concealed cistern w.c. In addition there is a double glazed window to rear, extractor fan, shaver point and a central heating radiator.

Exterior
The property is accessed to the front where there is parking and a garage with Horman remote controlled roller doors to both the front and rear making maintenance and access to the rear garden super easy. The garage (18'2 x 9'5) also has plumbing and drainage for a washing machine and dryer along with light and power points.

The rear garden is a true delight and has to be seen! Landscaped by the current owners there is an ambundance of flowering shrubs, gravelled beds and paved areas to sit and enjoy the sun and views across adjacent fields. Several exterior power sockets ensure that you can enjoy the space throughout the seasons and twlight hours. A boundary fence grants pedestrian access to the fields and pleasant country walks beyond.

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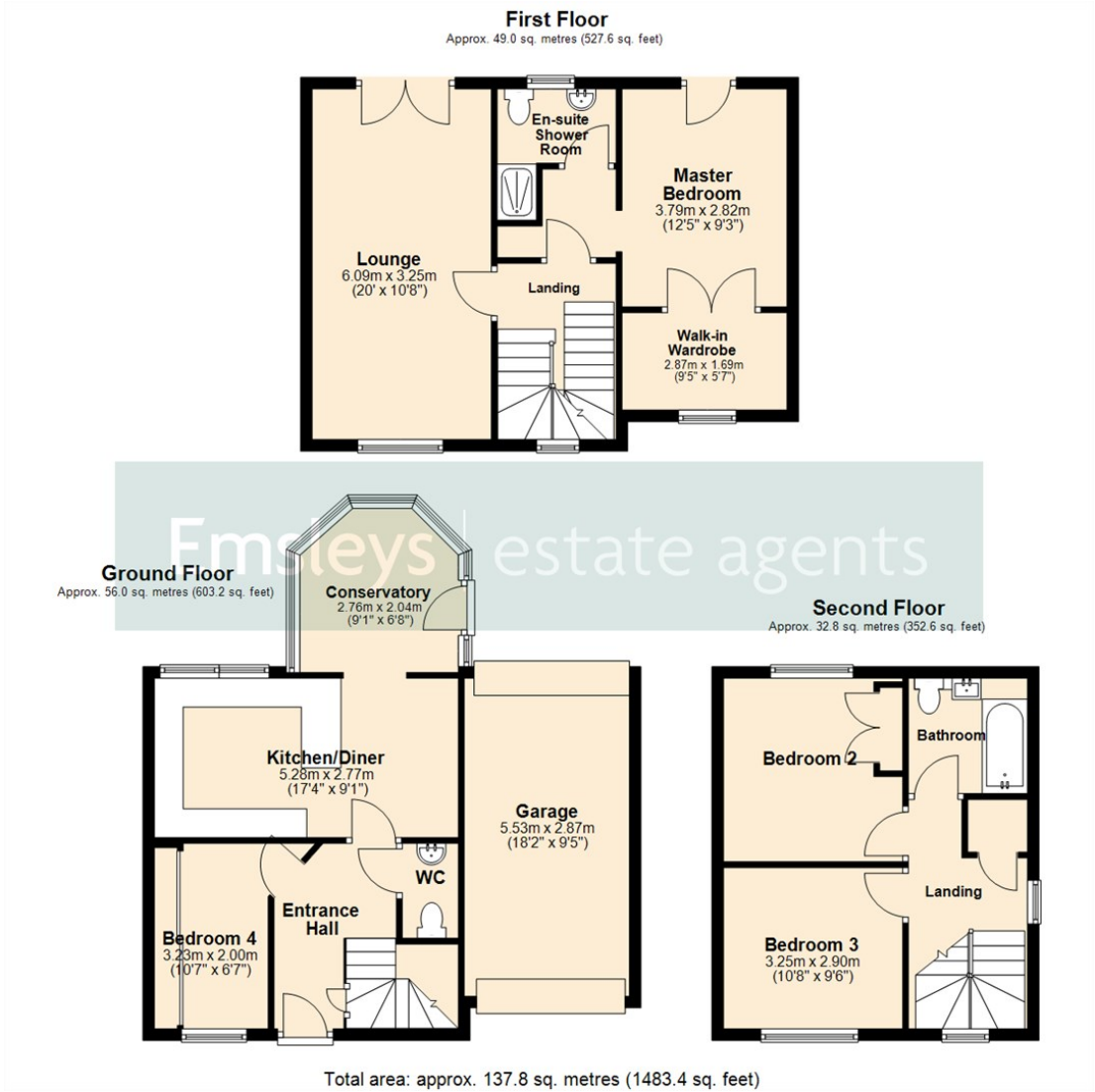

Total area: approx. 137.8 sq. metres (1483.4 sq. feet)

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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