



**Wyther Park Place, LEEDS LS12 2SB**

**welcome to**

**Wyther Park Place, LEEDS**

GUIDE PRICE £220,000 - £230,000

A BEAUTIFULLY PRESENTED semi detached residence, boasting SPACIOUS ACCOMMODATION that includes HIGH SPEC KITCHEN, plus LARGE



## Property Information

This modernised semi-detached property on Wyther Park Place has been upgraded throughout to a high specification, offering stylish and contemporary living from top to bottom. The home features three well-sized bedrooms and a large modern kitchen designed for both everyday use and entertaining. Outside, the impressive large garden provides excellent outdoor space, complemented by a garage and driveway for secure parking and storage. Finished to a superb standard and beautifully maintained, this is a standout home in a popular residential location.

## Entrance Hall

The entrance hall features lino flooring, a radiator, a front door with a double-glazed window to the front, and provides access to the first-floor stairs, downstairs WC, and the kitchen diner.

## Kitchen Diner

21' 2" x 11' 7" ( 6.45m x 3.53m )

The kitchen diner features tiled flooring, wall and base units, a breakfast bar with pendant feature lighting, an integrated oven, microwave, fridge, freezer, dishwasher and bins, an induction hob with extractor fan, a sink and drainer, spotlights, a radiator, space for a table and chairs, sliding doors to the rear, and a double-glazed window overlooking the garden.

## Lounge

11' 4" x 9' 11" ( 3.45m x 3.02m )

The lounge is modern and well-decorated, featuring vinyl flooring, a radiator, a double-glazed front window, and an open layout leading through to the kitchen diner.

## Downstairs Wc

The downstairs WC features a frosted double-glazed side window, a WC, and a wash basin.

## Landing

The landing offers a double-glazed front window and access to a boarded loft via a pull-down ladder.

## Bedroom One

11' 1" x 10' ( 3.38m x 3.05m )

Bedroom One is a large double room featuring a radiator and a double-glazed window overlooking the rear.

## Bedroom Two

11' 9" x 11' 7" ( 3.58m x 3.53m )

Bedroom Two is a large double room with vinyl flooring, a radiator, and a double-glazed window to the front.

## Bedroom Three

11' 9" x 8' 10" ( 3.58m x 2.69m )

Bedroom Three is a small double room featuring vinyl flooring, a radiator, and a double-glazed window overlooking the rear.

## Bathroom

The bathroom features built-in storage, tiled flooring, a bath with shower over, a WC, a wash basin, and a frosted double-glazed window to the side.

## Front Garden

The front garden is large with fencing, featuring a lawned area and a driveway with a dropped kerb.

## Rear Garden

The rear garden is large and fully fenced, featuring astro-turf, a patio area, electricity supply, and a mature tree.

## Parking

Parking is provided by a front driveway with space for two cars.

## Outbuilding

The property also benefits from a rear outbuilding, currently used as a garage.



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## Wyther Park Place, LEEDS

- GUIDE PRICE £220,000 - £230,000
- 3 BEDROOMS
- LARGE GARDEN
- GARAGE & DRIVEWAY
- LARGE MODERN KITCHEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY116625 - 0005

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william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)