



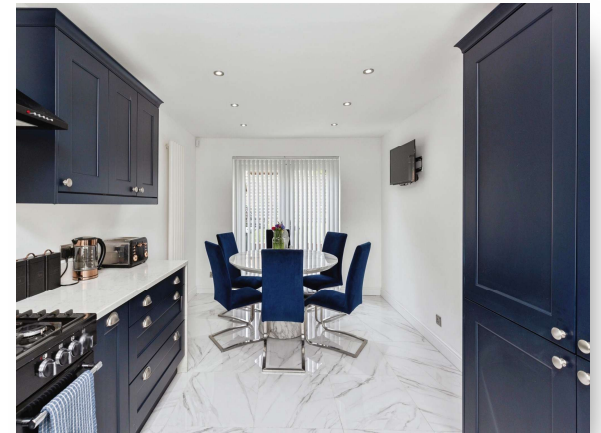
Harewood Way, LEEDS LS13 4QD

welcome to

Harewood Way, LEEDS

GUIDE PRICE £440,000 - £450,000

A STUNNING five bedroom detached residence boasting SPACIOUS accommodation over three floors that includes HIGH SPEC DINING KITCHEN



Harewood Way

Harewood Way is a quiet cul-de-sac just off Swinnow Lane, positioned between Pudsey and Bramley, making it a popular spot for families and commuters. The location is well served by a range of local shops and amenities in Pudsey Town Centre and Bramley Shopping Centre, while independent cafés, bars and restaurants can be found in nearby Farsley Village. For commuters, Bramley and New Pudsey train stations provide regular services into Leeds and Bradford, alongside strong road links via the A647 and Leeds Ring Road.

Ground Floor Entrance Hallway

Upon entering you are greeted with an open hallway, providing an insight into the modern and stylish finishes the home offers throughout. You will find access to the kitchen, lounge and utility space, with wc within.

Lounge

With dual aspect position, the lounge offers an abundance of natural light with front elevation windows to the front and patio doors to the rear leading to the garden. Finished to a high standard, this is a great space for families to relax and entertain.

Kitchen/Diner

At the heart of the home, is a newly refurbished family kitchen/diner. Equipped with stylish integral appliances and modern wall and base units. Patio doors lead onto the rear garden.

First Floor Bedroom One

The master bedroom is a spacious and well-appointed retreat, offering ample room for fitted or freestanding bedroom furniture and finished to a high standard throughout.

En Suite

Complementing the bedroom is a luxuriously appointed en-suite, fitted with contemporary units

and sleek modern tiling. Designed with both style and comfort in mind and provides a private and relaxing space to unwind. With inset ceiling lights.

Bedroom Four

An additional double bedroom with ample floor space for bedroom furniture.

Bedroom Five

A further double bedroom space, that can be used as a versatile room. Currently used as a family bedroom, this space can also double as a perfect home office,

Family Bathroom

Ideal for modern family living, there is a further stylish family bathroom, finished to a high specification; inclusive of a modern brass suite comprising a free standing bath, wc and wash basin set within a vanity unit. With inset ceiling lights.

Second Floor

Bedroom Two

Set with the loft conversion is a further room, currently used as a home office but also versatile as an additional living space for a growing family.

Bedroom Three

A further well proportioned bedroom within the loft space, ideal for as a further family bedroom or home office. Shared with bedroom two, there is an additional family bathroom to the second floor accommodation, with walk in shower, wash basin set within a vanity unit and wc.

External

Externally to the front is a lovely lawned grass area and a driveway providing secure off street parking. To the rear there is a lovely enclosed lawned garden perfect for entertaining, with outdoor lighting.

Outbuildings

The home benefits from a detached single garage for further storage, With storage to the roof space above, accessed via a pull down ladder.



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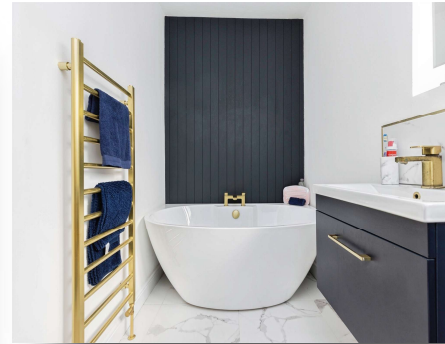
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Harewood Way, LEEDS

- GUIDE PRICE £440,000 - £450,000
- FIVE BEDROOM DETACHED HOME
- MASTER WITH EN SUITE
- LOFT CONVERSION
- HIGH SPECIFICATION

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

£440,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116492 - 0003

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