



12 Harrowby Road, West Park, LS16

An exciting opportunity, an immaculately presented detached home offering high specification throughout (all brand new), the property has been built/renovated recently by the current owners and would make an ideal purchase for family buyers looking to settle down in this highly desirable residential area of West Park. The property has a fantastic position/plot an ideal setting for a growing family.

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Guide Price: £949,999

- Stunning Four bedroom detached - re built and renovated
- Such a great opportunity, no chain move in ready
- Large driveway, electric gates and garage
- Attractive landscaped private gardens, front & side
- Popular West Park location on a popular residential road
- Close to local amenities, shops, parks and schools
- No onward chain



General remarks

Recently refurbished and substantially extended detached family home, high specification with quality contemporary finishes throughout, including stylish bathrooms and impressive kitchen a great plot for a growing family, a well-balanced and versatile home. Briefly the property comprises of grand welcoming entrance hallway, wc, utility and boot room, living room with bay window with large glass window, a playroom / snug and or office, superb, impressive open plan modern kitchen/dining/living room with patio doors leading into the patio and garden. The kitchen has fully fitted units, integrated appliances and an island with family seating, pantry cupboard which is perfect for storage. A versatile and great layout for entertaining and family life. First floor; A stunning landing area with large window to the rear allowing lots of light, four double bedrooms two with en-suite, and one large family house bathroom all bedrooms have TV points and modern sockets. There is a luxury en-suite with the master with separate shower and bath. Externally, front

and side, is off street parking on the driveway with ample parking for 4 plus cars leading to a garage with electric door and really nice landscaped garden, it has a great mix of patio to the front, side and rear giving you seating in different areas of the outdoor space, mature shrubs and borders, lawn to the side and front and offering privacy. To the front is mainly paved patio and steps leading to the front of the house, but some plants and shrubs giving you the option for a low maintenance garden. This is an impressive home and we highly recommend a viewing.

The property is pleasantly situated in this highly regarded residential location to the north of Leeds. There are many local amenities close by including a wide choice of shops, schools and recreational facilities and the property is ideally placed for daily travelling into the centre of Leeds. The Leeds Outer Ring Road is less than a mile away enabling easy access to the surrounding business centres of Bradford, Harrogate and York and the national motorway networks (M1, M62, A1). Regular buses stop within a short walk of the property and Leeds/Bradford international airport is situated at nearby Yeadon.



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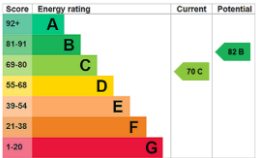
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Contact us



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northleeds@dacres.co.uk

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Main services
- Driveway and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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