



77 Red Hall Lane, Red Hall, Leeds LS14 2EF
Offers Over £350,000 | Freehold

maxwell hodgson
estate agents

An individual 4 bedroom detached family home newly built in 2008 to a good specification. Situated in this popular location with good access to Leeds City Centre and Wetherby, the property benefits from gas central heating and PVCu double glazing throughout. Accommodation briefly comprises; kitchen, utility room, dining room, sitting room and fitted cloakroom. To the first floor is the master bedroom with Jack and Jill ensuite joining with the second bedroom, two further bedrooms and a family bathroom. Outside is a single garage, gated front access with ample parking and enclosed garden to rear. EPC Grade C.

Entrance Hall

PVCu multi-paned front entrance door, stairs to first floor. Internal door to garage.

Dining Room

13'4" x 13'0" (4.06 x 3.96)
Under-stairs cupboard providing ample storage space. PVCu double glazed bay window to front, radiator. Double doors to kitchen and sitting room. Coved ceiling.

Kitchen/ Garden Room

19'11" x 8'11" (6.07 x 2.72)
Fitted with a good range of base and wall units with granite work-surfaces and up-stands, sink unit with drainer and mixer tap. Integrated Smeg oven, 5 ring gas hob and overhead extractor. Plumbing for dishwasher, concealed under unit lighting. PVCu double glazed window to rear, coved ceiling, radiator. Double French door to rear.

Utility Room

Fitted with wall units, rolled edge work-surface. Plumbing for washing machine, space for tumble dryer. Part glazed PVCu door to rear garden.

Fitted Cloakroom

Fitted with white suite comprising; low flush WC and wall mounted wash hand basin with mixer tap. Ladder style heated towel rail, PVCu obscure double glazed window to side. Extractor fan.

Sitting Room

21'3" x 12'0" (6.48 x 3.66)
Contemporary fire surround with living flame gas fire, coved ceiling. Double French doors to rear patio decked area. Two radiators. PVCu Double glazed window to front and side.

Landing

Loft access.

Bedroom One

17'6" x 8'10" (5.33 x 2.69)
PVCu double glazed windows to front and side. Radiator. Inset downlights. Coved ceiling.

Jack & Jill Ensuite

Fitted with low flush WC, wall mounted wash hand basin mixer tap and vanity cupboard, shower enclosure with over head rain effect shower. Part tiled walls, tiled floor. Inset downlights. Chrome ladder style heated towel rail. PVCu obscure double glazed window to front. Extractor fan.

Bedroom Two

13'3" x 10'0" (4.04 x 3.05)
PVCu double glazed window to front. Radiator. Coved ceiling.

Bedroom Three

9'2" x 9'1" (2.79 x 2.77)
PVCu double glazed window to rear. Radiator.





Bedroom Four

9'1" max x 8'11" max (2.77 max x 2.72 max)
PVCu double glazed window to rear.
Radiator.

Bathroom

Fitted with modern suite comprising low flush wc, pedestal wash hand basin with mixer tap, tile enclosed bath with chrome mixer tap and separate hand held shower attachment. Part tiled walls. Chrome ladder style heated towel rail, extractor fan. PVCu obscure double glazed window to rear.

Garage

Up and over single door. Power and light. Please note there is a step up from the drive into the garage which could restrict vehicular access. Ferroli wall mounted gas central heating boiler. Wall and base units with rolled edge work-surface.

Outside Front

Entered by double electric gates opening to block paved drive providing ample off street parking. Laid to lawn and path leading to timber hand gate providing access to rear of the property. Outside light.

Outside Rear

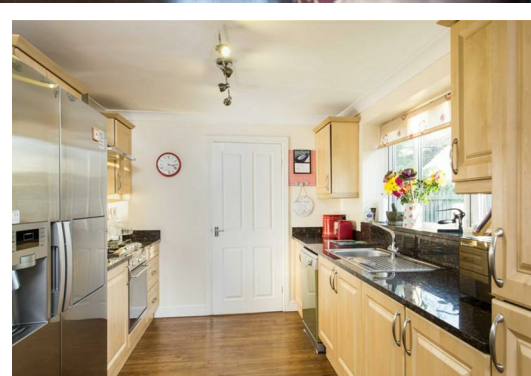
Lawned area with timber decked entertaining area. Stone patio area, stone path to side with timber hand gate to front. Raised vegetable beds.

Services

All mains services are understood to be connected to this property.

Council Tax

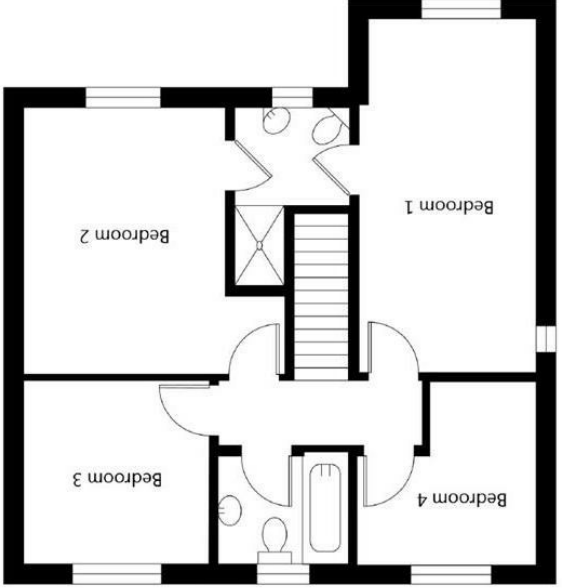
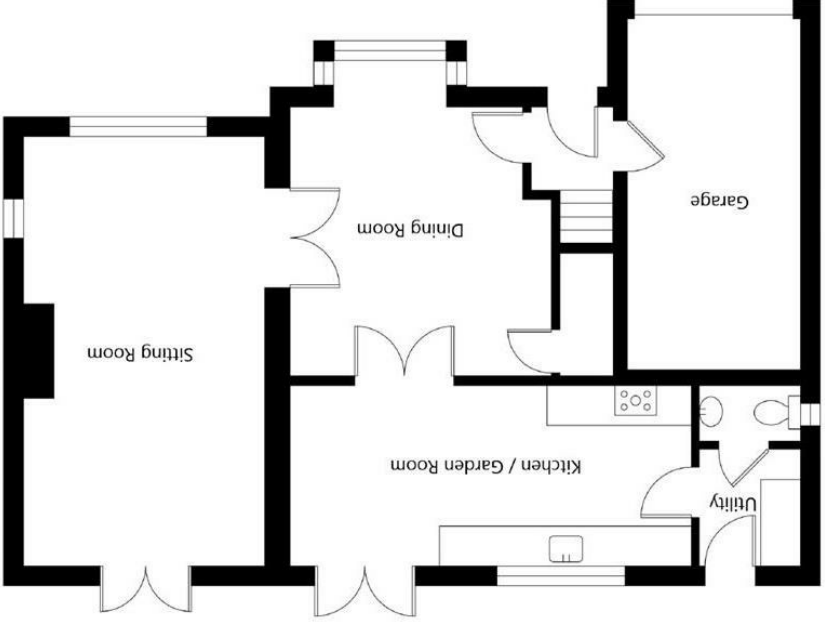
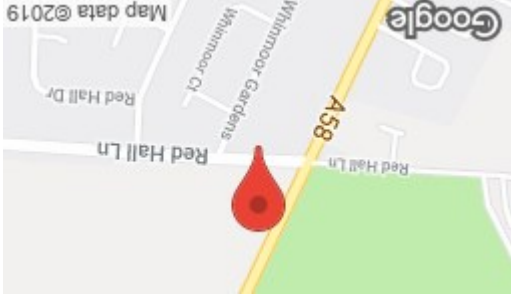
We understand the property has been placed in council tax band E.





Directions

Leaving Wetherby on the A58 proceed in the direction of Leeds, passing through the villages of Collingham, Bardsey and Scarcroft. Pass Red Hall playing fields on your right hand side and turn left into Red Hall Lane, the property can be found on the right hand side easily identifiable by our for sale board.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1354 SQ FT / 125.76 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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