



Clayton Wood Road, Leeds LS16 6RY

welcome to

Clayton Wood Road, Leeds

A beautifully presented & spacious four double bedroom detached family home, offering stylish contemporary accommodation, an integral double garage & a generous enclosed rear garden, all set within this popular & convenient LS16 development. Perfectly suited to modern family living.



Clayton Wood Road

Clayton Wood Road forms part of a popular residential development in the highly sought-after LS16 area. Ideally positioned for family living, the property enjoys excellent access to a wide range of local amenities, including supermarkets, shops, restaurants & leisure facilities. The area is particularly well regarded for its proximity to highly regarded schools, making it a popular choice with families.

The home itself is a substantial & attractive modern detached family home, the property enjoys an impressive position with a generous driveway providing off-street parking & access to the integral double garage. Constructed in a contemporary style with large windows, the home offers excellent kerb appeal & a commanding presence within this sought-after residential development. Internally the property offers stylish & immaculately presented accommodation throughout, briefly comprising a welcoming entrance hall, spacious living room, contemporary open-plan dining kitchen, ground floor WC & an integral double garage with a useful utility area. To the first floor, a generous landing with airing cupboard & loft access leads to the principal bedroom with en-suite shower room, three further double bedrooms & a modern family bathroom.

To the rear, the property enjoys a fully enclosed family-friendly garden, predominantly laid to lawn with a patio seating area an excellent space for outdoor entertaining, children's play and everyday family life.

Ground Floor

Entrance Hallway

The front door opens into a bright and inviting entrance hall, featuring attractive herringbone flooring, a radiator and a staircase rising to the first-floor.

Living Room

The spacious living room is beautifully presented and filled with natural light from dual-aspect windows to the front and side elevations. Featuring attractive herringbone flooring and elegant wall paneling, the room offers a stylish yet comfortable space for relaxing and entertaining. A wide opening with sliding pocket doors leads seamlessly through to the dining kitchen, creating an excellent flow for modern family living while retaining the character of a separate reception room if you so wish.

Kitchen / Diner

The stunning open-plan dining kitchen is undoubtedly the heart of the home, beautifully appointed with a contemporary range of high-gloss grey wall and base units complemented by contrasting work surfaces and integrated appliances. Offering ample space for both dining and

entertaining, the room features attractive herringbone flooring, recessed ceiling spotlights and French doors opening directly onto the rear garden, flooding the space with natural light. Designed with modern family living in mind, this impressive room seamlessly combines style and practicality, whilst also providing internal access to the double garage, where a useful utility area offers additional storage and laundry space.

Downstairs Wc

The ground floor cloakroom is attractively presented and fitted with a modern two-piece suite comprising a low-flush WC and wash hand basin with storage beneath. Stylish decor, feature wallpaper and complementary flooring create a contemporary finish, making this a practical and well-appointed addition to the ground floor accommodation.

First Floor

Landing

The first-floor landing is a bright and spacious central area, enhanced by a window to the front elevation that allows for plenty of natural light. Featuring neutral decor and fitted carpeting, the landing provides access to all bedrooms and the family bathroom, while also offering access to the loft space. A useful airing cupboard provides additional household storage.

Bedroom One

The principal bedroom is a generously proportioned double room, beautifully presented with stylish decor and an eye-catching feature wall creating an attractive focal point. A window overlooking the rear garden allows for plenty of natural light, while fitted storage cupboards provide useful hanging and shelving space. Further benefiting from fitted flooring and a private en-suite shower room, this well-appointed bedroom offers a comfortable and relaxing retreat.

Ensuite

The en-suite shower room is fitted with a modern three-piece suite comprising a walk-in shower enclosure, pedestal wash hand basin and low-flush WC. Complemented by contemporary tiling, a chrome heated towel rail and window providing natural light and ventilation, the room offers a stylish and practical addition to the principal bedroom.

Bedroom Two

Bedroom two is a generously sized double bedroom, enjoying an abundance of natural light from windows to both the front and side elevations. Beautifully presented in neutral tones and featuring fitted flooring, the room offers ample space for a double bed and additional bedroom furniture, making it an ideal guest bedroom, children's room or versatile family space.

Bedroom Three

Bedroom three is a well-proportioned double bedroom, enjoying a pleasant outlook over the rear garden through a large window that provides excellent levels of natural light.

Beautifully presented with attractive decor and fitted flooring, the room offers ample space for bedroom furniture and would be ideally suited as a child's bedroom, guest room or home office, depending on individual requirements.

Bedroom Four

Bedroom four is a well-proportioned double bedroom, enjoying excellent natural light from a large window to the front elevation. Beautifully presented with attractive decor and fitted flooring, the room offers space for a bed, wardrobes and additional furniture, making it ideal as a child's bedroom, nursery, guest room or home office. The versatile layout ensures the room can easily adapt to a variety of family needs.

Bathroom

The house bathroom is generously proportioned and stylishly appointed, featuring a contemporary three-piece suite comprising a paneled bath with shower and glazed screen, pedestal wash hand basin and low-flush WC. Complemented by modern tiling, recessed ceiling spotlights and a chrome heated towel rail, the room also benefits from an obscured window providing natural light and ventilation, creating a bright and practical family bathroom.

Outside

To the front the property benefits from a generous driveway providing off-street parking and access to the integral double garage allowing ample storage. The open-plan frontage and neatly maintained lawned areas further enhance the property's welcoming appearance.

The rear garden is predominantly laid to lawn, providing an excellent outdoor space for families and children to enjoy. A paved patio area immediately adjoins the property, offering the perfect spot for outdoor dining and entertaining, whilst the enclosed boundaries provide a good degree of privacy and security. The garden benefits from an attractive tiered design with retaining walls and steps leading to an additional lawned area, creating a versatile outdoor space with plenty of room for recreation, play and relaxation.

Garage / Utility

The integral garage provides ample storage and also a utility area with plumbing for washing machine.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Clayton Wood Road, Leeds

- Beautifully presented four double bedroom detached family home
- Spacious open-plan dining kitchen with French doors to the garden
- Driveway providing ample off-street parking
- Enclosed tiered rear garden with patio and lawned areas
- Integral double garage with useful utility area

Tenure: Freehold EPC Rating: B

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107662 - 0004

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