



Linton Rise, Leeds
£575,000

4 bedroom detached house for sale | Freehold

Extremely spacious and well presented 4 bedroom detached family home with modern kitchen and bathroom. The ground floor has very good living space and offers everyone their own areas. With off road parking and a very private garden to the rear, this is one to view.

The accommodation comprises of porch, hall, study, lounge, kitchen, dining room, living room and office/music room.

On the first floor there are 3 double bedrooms a good size single and modern house bathroom.

Tenure: Freehold

Access

w: 1.68m x l: 3.1m (w: 5' 6" x l: 10' 2")

Access to the property is via the spacious porch with space for shoes and coat hooks.

Hall

w: 1.27m x l: 4.01m (w: 4' 2" x l: 13' 2")

The hall has access to the guest w/c, lounge, kitchen and play room plus stairs leading to the first floor.

Lounge

w: 3.68m x l: 4.32m (w: 12' 1" x l: 14' 2")

Spacious room with TV point, space for sound bar and game consoles, radiator, double glazed window to front aspect.

Study

w: 2.34m x l: 3.86m (w: 7' 8" x l: 12' 8")

The study is currently used as a TV room and there is plumbing for a washing machine and dryer.

WC

w: 0.86m x l: 2.34m (w: 2' 10" x l: 7' 8")

Guest w/c has a low level w/c and wash basin. There is a radiator and tiled floors.

Kitchen

w: 3.23m x l: 3.99m (w: 10' 7" x l: 13' 1")

Superb modern kitchen with a full range of wall and base units with worktop surfaces over. There is a Rangemaster gas cooker, integrated dishwasher, one a half sink and drainer unit, American style fridge/freezer, tiled flooring with electric underfloor heating, upvc double glazed window overlooking the rear garden and door leading to the rear garden.

Dining

w: 2.49m x l: 4.32m (w: 8' 2" x l: 14' 2")

Open from the kitchen is the dining room. There is space for a large dining table and sideboard. The dining room is open to the living room.

Living room

w: 3.45m x l: 4.62m (w: 11' 4" x l: 15' 2")

Comfy room which is ideal for relaxing. There is a TV point, radiator and windows to the rear garden. There is a door which leads to the office.

Office 1

w: 1.42m x l: 4.57m (w: 4' 8" x l: 15')

Good size room as an office or music room.

Landing

With access to all rooms and loft hatch.

Bedroom 1

w: 3.51m x l: 3.81m (w: 11' 6" x l: 12' 6")

Spacious room with range of built in wardrobes, vanity unit with draws and stool, space for a TV, radiator, upvc double glazed window.

Bedroom 2

w: 2.92m x l: 3.81m (w: 9' 7" x l: 12' 6")

Built in wardrobes with built in desk and shelving, radiator, upvc double glazed window.

Bedroom 3

w: 2.92m x l: 3.76m (w: 9' 7" x l: 12' 4")

Built in wardrobes with desk and shelving unit, radiator and upvc double glazed window.

Bedroom 4

w: 1.96m x l: 2.59m (w: 6' 5" x l: 8' 6")

Good size single with cupboard housing the boiler, radiator, upvc double glazed window.

Bathroom

w: 1.83m x l: 2.54m (w: 6' x l: 8' 4")

Spacious modern bathroom, with shower cubicle, bath with shower attachment, low level w/c, wash basin in vanity unit, tiled floor and part tiled walls, towel radiator, obscure upvc double glazed window.

Front Garden

Off road parking to the front of the property, lawn garden, high hedges offering a good degree of privacy, access via pathway to the rear of the property.

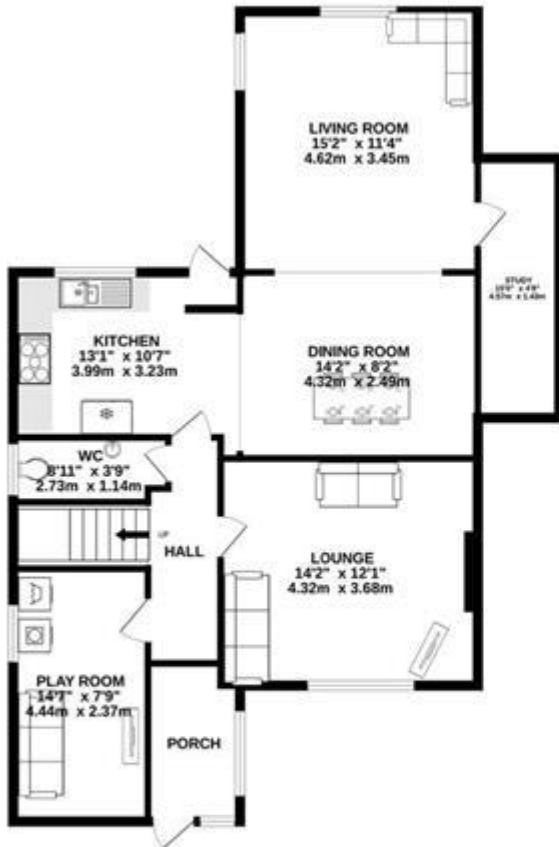
Rear Garden

Good size patio for BBQ's and family entertaining, lawn garden. There are a number of hedges with make the garden very private, trees.

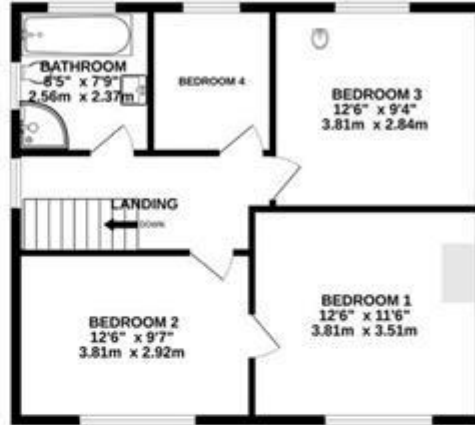


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GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



7 LINTON RISE

TOTAL FLOOR AREA : 1544 sq.ft. (143.4 sq.m.) approx.

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