



PONDAROSA, 44
HALF MILE,
STANNINGLEY,
LEEDS, LS13 1BW
£500,000

4 Bedroom House

LINLEY &
SIMPSON

IMPRESSIVE FOUR BEDROOM DETACHED HOUSE within a GENEROUS PLOT accessed by the owned PRIVATE ROAD. Available for sale is this very large FOUR BEDROOM DETACHED HOUSE with a TRIPLE GARAGE set within generous grounds. This lovely, purpose built family home has impressive space inside and out and has ample scope to develop and extend (STPP).

Stanningley is a lovely residential spot located between Farsley, Pudsey and Bramley. This Yorkshire hotspot was renowned for its plethora of mills due to Leeds' historic involvement in textiles. Stanningley has recently undergone much renovation including the addition of local supermarkets and shops and there are pubs, bars and eateries aplenty. Stanningley also has fantastic road links and easy access to the motorways and bus links too for commuting. There are communal green spaces to be found throughout and there are good primary and secondary schools close by and there are remnants of Stanningley's historic past in the form of many brick mills from the industrial revolution.

Ground Floor

Welcoming Entrance Hall, W.C and Store/ Utility Cupboard - The main access to this lovely home is into a grand, welcoming entrance hall which in turn provides access to the downstairs W.C (a must have for any large family home) and a large store which doubles as a utility cupboard.

Large Living Room - Located at the rear of the ground floor is the fabulous living room. This room has a lovely, large side window as well as sliding doors leading into the conservatory. This living room is a good sized reception space which can be used a number of different ways. There is currently a built in bar within the room (great for entertaining).

Conservatory - Accessed via sliding doors in the living room is this bright, welcoming reception room. From the conservatory there is access to the garden by French glazed doors.

Kitchen/ Dining Room - The kitchen/ dining room is a large, family room which has tasteful kitchen wall and base units to one end in a 'U' shape, and at the other end is an open, large reception space currently being used as a formal dining room. There are two large windows in this room.

Master Bedroom - Located on the ground floor is a large double bedroom with a large side window looking over the private enclosed grounds. All of the double bedrooms in this house are a similar size and this room could be used a number of different ways.

First Floor

Landing and Store - There is a large landing space which is a very handy 'occasional room' which would be a fantastic space for children to play in, or serve as a home office if needed. There is another large store room on the first floor accessed via the landing too.

Bedroom Two - The second bedroom is a rear facing double sized bedroom on the first floor; slightly larger than the current house master bedroom this is a well-proportioned double bedroom with stunning views over the gardens.

Bedroom Three - The third bedroom is another double bedroom which like the first and second bedrooms has a large window within.

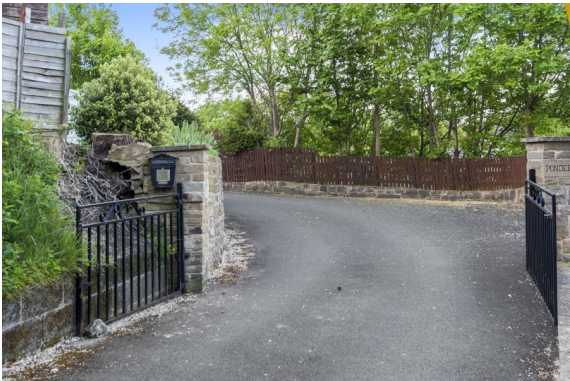
Bedroom Four - The fourth bedroom is located on the first floor adjacent from the house bathroom, this room is currently being used as a study but will make a lovely nursery/ single bedroom if needed.

House Bathroom - Also located on the first floor is the house bathroom with a three-piece suite including a bath with overhead shower, toilet and hand basin all tiled within this large sized bedroom. There is space within the room to change to a four-piece suite if needed.

Triple Garage Block - Externally set within the large grounds there is a triple garage block with three high-height roller shutter garage doors. There is power and light within the block and one of the doors has an electric motor attached.

External - Externally the house is accessed via a private road which is owned by this property. The plot itself is very generous leaving ample garden space on all four sides of the home, leaving plenty of space for development/ extension if needed. The plot and gardens need to be seen to be fully appreciated and we welcome viewings

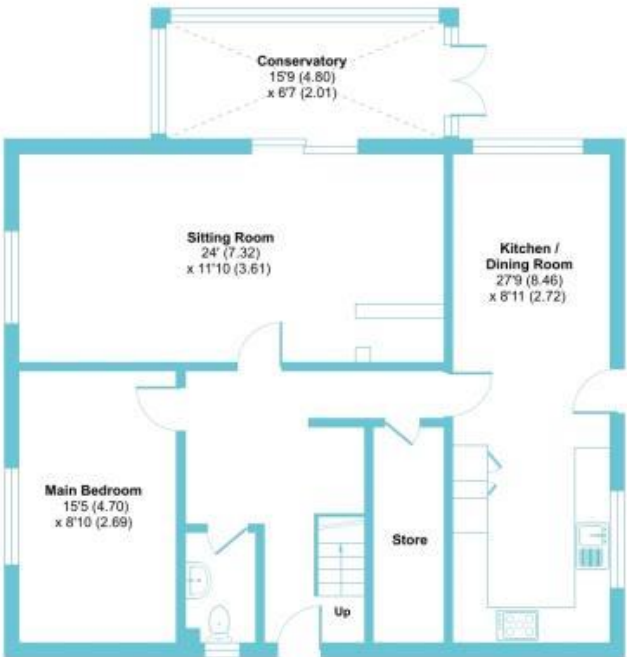
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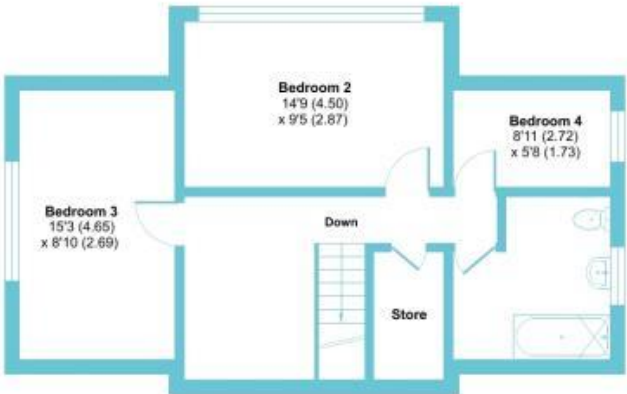
Half Mile, Leeds, LS13

Approximate Area = 1632 sq ft / 152 sq m

For identification only - Not to scale



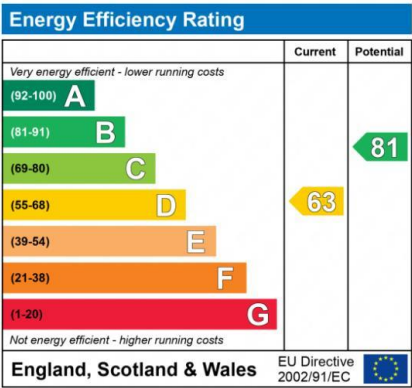
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2022. Produced for Linley & Simpson, REF: 844476



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