



MONTGOMERY
AVENUE, FAR
HEADINGLEY, LEEDS
LS16 5RQ
£410,000

4 Bedroom House

LINLEY &
SIMPSON

A BEAUTIFULLY PRESENTED THREE-STOREY TOWNHOUSE INTRODUCED TO THE MARKET IN IMMACULATE CONDITION and with high quality fixtures and fittings throughout. This wonderful home forms part of a modern development in Far Headingley and offers flexible living accommodation across three floors. On the ground floor, the property briefly comprises: a stylish tiled entrance hall with underfloor heating, utility room and an impressive garden room/bedroom with bi-fold doors out to the rear garden. To the first floor is a spacious lounge with a bay window and a balcony, a guest WC, and a superb dining kitchen with French doors and Juliet balcony. There are a further three bedrooms on the second floor (with an ultra-modern ensuite to the principal bedroom) and a contemporary house bathroom with shower. NO ONWARD CHAIN.

GROUND FLOOR

ENTRANCE HALL

A welcoming, tiled entrance hall with underfloor heating and giving access to the ground floor rooms and integral garage. Stairs to the left leading up to the first and second floors.

INTEGRAL GARAGE

With an up and over door to the outside and a door leading into the entrance hall.

GARDEN ROOM/GROUND FLOOR BEDROOM 4

This is a first-rate garden room with bi-fold doors leading out to the enclosed rear garden. Fitted with wood flooring and a Morso wood burner. Benefiting from underfloor heating.

UTILITY ROOM

With a tiled floor, this is a stylish utility room fitted with wall and base units with white doors and complimentary grey Metro splashback tiling. Stainless steel sink and mixer tap, and plumbing for a washing machine and tumble drier.

FIRST FLOOR

LIVING ROOM

This is a delightful living room with a modern splay bay window to the front. An external door provides access to a decked balcony.

DINING KITCHEN

Located at the rear of the first floor, overlooking the rear garden, this superb dining kitchen has been refitted with high quality wall and base units. Integrated 5-ring gas hob, electric oven & grill, microwave, dishwasher and fridge/freezer (all BOSCH appliances). French doors open to a Juliet balcony. Complimentary splashback tiling, white worktops and a tiled floor complete this modern look.

GUEST WC

With a low level WC and pedestal washbasin.

SECOND FLOOR

BEDROOM ONE (DOUBLE)

The principal bedroom is positioned at the front of the house, directly over the lounge, and benefits from a modern splay bay window and fitted wardrobes. Leading to...

EN SUITE SHOWER ROOM

This ultra-modern shower room features a low level WC, wall-hung washbasin and a fully tiled shower cubicle with rainfall shower and an additional shower attachment. Heated towel rail, wall mounted bathroom cabinet with a mirrored door, partial wall tiling and complimentary grey flooring complete this stylish look.

BEDROOM TWO (DOUBLE)

Located at the rear of the property, this is another double bedroom with a furniture friendly footprint. Fitted wardrobe.

BEDROOM THREE (DOUBLE)

Located to the rear, with views of the rear garden, this room also lends itself to home working if required.

HOUSE BATHROOM

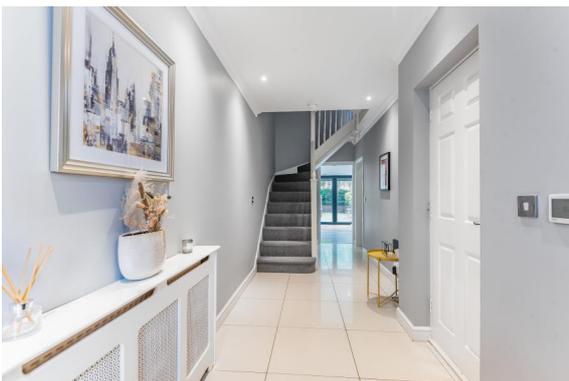
A modern bathroom with back-to-wall WC, inset washbasin and a bath with an over bath-plumbed shower. Partial wall tiling, with splashback tiling around the bath area, tiled floor and a wall mounted bathroom cabinet with a mirrored door and a LED lighting.

OUTSIDE

At the front is a block-paved driveway leading to the garage. The first floor balcony provides a convenient rain porch above the garage and entrance door. Small open plan front garden with low-level privet hedge. At the rear is a delightful enclosed garden, which is south-west facing, featuring a decked area providing space for a table and chairs. The remainder of the rear garden is mainly lawn, with decorative raised beds and box hedging - this is a very stylish garden that provides an ideal space for entertaining and relaxation. There is a rear gate providing access to a shared path. A permit-parking scheme operates in the area.

SERVICE CHARGE

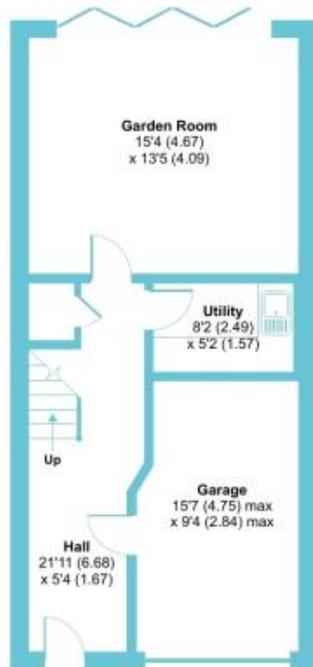
The seller informs us the service charge payment for 2022 is £112. This is a contribution towards the upkeep of the external shared areas e.g. paths and the open landscaped areas such as the playground on Huntington Crescent.



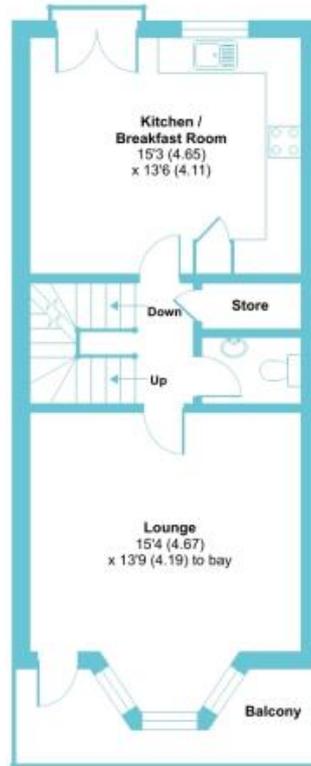
Montgomery Avenue, Leeds, LS16

Approximate Area = 1690 sq ft / 157 sq m (includes garage)

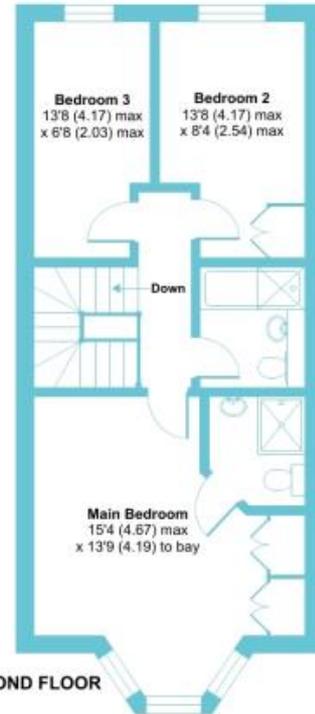
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GROUND FLOOR



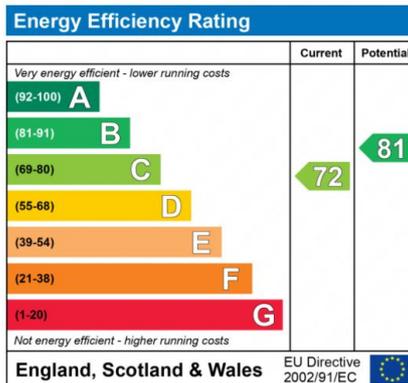
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2022. Produced for Linley & Simpson. REF: 854005



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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