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**LINLEY &  
SIMPSON**



## **STAIRFOOT WALK, LEEDS, LS16 8DS**

Enjoying a fantastic location, an individually styled three double bedroom bungalow with internal courtyard garden, wet room, through lounge/diner, two hallways, cloaks/wc and integral garage. Double glazing and gas central heating.

**Asking Price £299,950**

Located within this quiet, desirable residential neighbourhood, we are delighted to offer this three double bedroom bungalow to the market, featuring spacious accommodation with the benefit of UPVC double glazing, gas fired central heating, smoke alarms and burglar alarm system.

The property has vehicular access down Eddison Close to the front, together with pedestrian access from the rear, along Stairfoot Walk.

Briefly, the property comprises: Front reception hall with integral access into the garage, cloaks/wc, kitchen, through lounge/diner with two sets of patio windows leading into the internal courtyard garden which provides a delightful sitting area. From the lounge there is access into the rear hallway, modern shower room and three double bedrooms. Outside, the property features a paved area to the front facing Eddison Close and there is a small lawned area to the rear, close to Adel Woods, with pedestrian access only.

There are many local amenities available including regular bus services to the city centre and surrounding areas, a local shop nearby, excellent primary schools and good road networks for those commuting to business centres situated further afield. Open countryside is on the doorstep, as are Adel Woods providing lovely woodland walks along the Meanwood Valley Conservation Trail. A golf course also lies within walking distance. Recreational facilities include the Sports and Social Club on Church Lane together with Bedquilts Fields.

In our opinion, the size of this property can only be fully appreciated by an internal inspection.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Leading to:

### **RECEPTION HALL**

Double glazed entrance door, double glazed window, built in cupboard, integral access to garage, and central heating radiator.

### **WC/CLOAKROOM**

Low level WC, hand wash basin and central heating radiator.

### **THROUGH LOUNGE/DINER 11'11" X 31'10" (3.64 X 9.70)**

Double glazed patio doors and floor to ceiling windows overlooking the sunny internal courtyard, television point, double glazed window to rear, Yorkshire stone fireplace with gas fire and four central heating radiators.

### **BREAKFAST KITCHEN 8'5" X 13'11" (2.57 X 4.24)**

Fitted wall and base units with work surfaces over, one and half bowl sink unit, built in gas oven and hob, space for larger fridge, space for washing machine, tiled walls, central heating radiator and double glazed window to front.

### **BEDROOM ONE 12'3" X 10'10" (3.74 X 3.30)**

Double glazed window overlooking the courtyard, fitted wardrobes with overhead cupboards, dressing table and bedside cabinets, central heating radiator.

### **BEDROOM TWO 11'2" x 10'8" (3.40 x 3.26)**

Double glazed window to rear, built in wardrobes with over head cupboards, and central heating radiator.

### **BEDROOM THREE 8'10" x 12'7" (2.70 x 3.84)**

Double glazed window to rear, built in wardrobes and central heating radiator.

### **SHOWER ROOM/WET ROOM**

White two piece suite comprising wet area with electric shower and fitted seat, glass screen, low level WC, hand wash basin, tiled walls, shaver point, storage cupboard, heated towel rail and double glazed window.

### **REAR HALLWAY**

Two large storage cupboards with one housing the combination boiler, and double glazed door leading to garden.

## **OUTSIDE**

### **FRONT GARDEN**

Paved area with driveway providing off road parking and bin store.

### **REAR GARDEN**

Laid mainly to lawn with shrub borders. **INNER COURTYARD** being south facing with door to garage and sun blinds. The courtyard provides a private, southerly sitting area.

### **LARGE DOUBLE GARAGE 15'11" x 18'0" (4.85 x 5.48)**

With up and over door, electric light and power points, water supply and water butt, door from the front hallway and a second door leading into the courtyard.







Total Area: 135.9 m<sup>2</sup> ... 1463 ft<sup>2</sup> (excluding courtyard)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	
		79		58	77

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Additional Information

Travel along East Causeway turning onto Eddison Close - Stairfoot Walk is a footpath running to the rear of the house but cannot be driven down. Number 20 is on the left hand side.

## AGENTS NOTES:

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