DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £535,000

- Stylish 2 bedroom End Townhouse
- Exclusive development built in 2020
- Impressive private roof terrace to top floor
- Two balconies to first floor
- Two spacious bedrooms
- Contemporary open-plan living, dining and kitchen
- Parking for 2 cars with EV charger
- No onward chain

Spenfield Court, Weetwood, Leeds, LS16 5BX

A rare opportunity to acquire a stylish and contemporary two-bedroom End Townhouse forming part of an exclusive development offering spacious accommodation arranged over three floors with stunning private roof top terrace to the top floor, private garden to the rear and parking for two cars with EV charging.

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General remarks

A superb two bedroom end townhouse forming part of an exclusive development set within beautiful grounds of the historic Spenfield House in a highly regarded area of Weetwood.

Built in 2020 this impressive home combines contemporary design, generous proportions and stylish finishes, creating a particularly attractive modern home arranged over three floors.

The property is entered into a welcoming hallway with useful cloak cupboard also housing the boiler and understairs storage. The ground floor also provides two excellent double bedrooms both enjoying built in furniture. The principal bedroom benefits from a large window overlooking the rear private garden and stylish ensuite shower room with a further beautifully appointed main bathroom also on this floor. An attractive oak staircase provides access to the first floor comprising of open plan living, dining and kitchen space, designed to provide an excellent environment for both everyday living and entertaining. Doors to either side of this floor provides additional outdoor space in the form of a balcony.

An oak staircase continues to the second floor where the property offers access to a particularly impressive private roof terrace. This exceptional outdoor space provides a wonderful setting for relaxing and entertaining.

Externally the property benefits from a private, enclosed lawned garden with storage shed and two allocated parking spaces with EV charging point.

The location is a further desirable feature. Weetwood is a popular residential area, ideally positioned for amenities in Headingley, including shops, restaurants, bars, supermarkets and transport links into the city centre. The Ring Road provides excellent access towards Horsforth, Moortown and the wider Leeds area, while a good choice of schools and leisure facilities are also within easy reach.

Directions

what3words wakes.flip.plays

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- X2 allocated spaces with EV charger
- Within a conservation area
- All main services connected

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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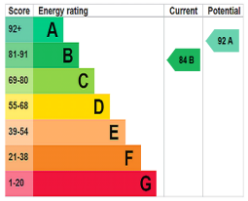




Floorplans

Approx Gross Floor Area = 1570 Sq. Feet
= 145.9 Sq. Metres





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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