



9 Heathfield Terrace, Headingley, Leeds LS6 4DE
£799,950

AdairPaxton
Property Specialists

*****SUPERB SIX BEDROOM, FIVE BATHROOM SEMI-DETACHED HOUSE ***** Finished to an exceptional standard, this delightful property has the feel of a new build property yet with the proportions and character features of a traditional home. Offered for sale with **NO ONWARD CHAIN**, this impressive property comprises: entrance hall, lounge with bay window to the front and log burning stove, stunning high specification dining kitchen with bi-folding doors out to the garden, utility room and WC to the ground floor. To the first floor there are three double bedrooms and two superb 'Porcelanosa' bathrooms (one ensuite). To the second floor there are a further three double bedrooms and two 'Porcelanosa' bathrooms (one ensuite). Properties of this standard and size, in this much sought after Far Headingley conservation area are rare to the market and only an internal inspection will do the property justice.



Entrance Hall

A delightful hall with a feature entrance door and window over. Gas central heating radiator. Stairs to first floor with useful storage cupboard beneath.

Sitting Room

17'0" x 14'9" (5.18 x 4.50)

A lovely lounge with uPVC double glazed bay window to the front and uPVC double glazed window to the side offering a double aspect. Inset wood/multi fuel burning stove to chimney breast. Gas central heating radiator.

Dining Kitchen

16'1" x 15'5" (4.90 x 4.70)

A magnificent kitchen of very grand proportions. This room makes an ideal family room and entertaining space. Fitted with a range of wall, base and drawer units including a central island with granite work surfaces and granite splash backs. Inset sink with swan neck mixer tap. Integrated NEFF appliances include: double oven with microwave combination oven, warming drawer, four ring induction hob with teppanyaki plate, gas wok burner, dishwasher. Extractor hood over central island. Wine cooler. Inset ceiling spotlights with central control and under counter lighting. Oak style flooring. uPVC double glazed windows to the side and uPVC double glazed bi-folding doors open out to the decked patio area and garden beyond.

Dining Area

14'2" x 12'3" (4.32 x 3.73)

Open plan to the kitchen. uPVC double glazed window to the side. Gas central heating radiator. Oak style flooring.

Utility Room

9'0" x 8'2" (2.74 x 2.49)

Fitted with a range of wall and base units with work surfaces over. 1 1/2 bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Plumbing for an automatic washing machine and space for tumble dryer. Entrance door leading to garden. Skylight window. Boiler cupboard housing the newly fitted pressurised hot water cylinder and boiler.

WC

Fitted with a two piece white suite comprising WC and wash hand basin set in vanity storage unit. uPVC double glazed window to the side. Oak style flooring.

First Floor Landing

Stairs to second floor. Useful storage cupboard.

Bedroom 1

17'1" x 11'9" (5.21 x 3.58)

A spacious master bedroom with uPVC double glazed window to the front. Feature cast iron fireplace to chimney breast. Gas central heating radiator.

En-Suite Shower Room

Fitted with a three piece white suite comprising double shower cubicle with waterfall shower head, WC with concealed cistern and 'his & hers' double wash hand basins with mixer taps. Tiled in contemporary ceramics. Under floor heating. Chrome heated ladder towel rail. Inset ceiling spotlights. uPVC double glazed window to the side.

Bedroom 2

12'10" x 10'9" (3.91 x 3.28)

A second double bedroom with uPVC double glazed window to the side. Built in wardrobes. Gas central heating radiator.

Bedroom 3

10'8" x 10'3" (3.25 x 3.12)

A third double bedroom with uPVC double glazed window to the rear. Gas central heating radiator.

Bathroom

A stunning house bathroom, fitted with a three piece white suite comprising whirlpool bath with central mixer taps, WC and wash hand basin with mixer taps. Tiled in contemporary ceramics. Under floor heating. Chrome heated ladder towel rail. uPVC double glazed window to the side.

Second Floor Landing

Access to loft space. Skylight window.

Bedroom 4

13'7" x 10'8" (4.14 x 3.25)

A good sized double bedroom with uPVC double glazed window to the rear. Gas central heating radiator.

En-Suite Shower Room

Fitted with a three piece white suite comprising double shower cubicle with waterfall shower head, WC and wash hand basin. Tiled in contemporary ceramics. Under floor heating. Chrome heated ladder towel rail. Inset ceiling spotlights.

Bedroom 5

12'8" x 10'10" (3.86 x 3.30)

A good sized double bedroom with uPVC double glazed window to the side and feature skylight window allowing in additional natural light. Built in wardrobes. Gas central heating radiator.

Bedroom 6

17'10" x 8'10" plus recess (5.44 x 2.69 plus recess)

A spacious bedroom set in the eaves demonstrating the character of the property. uPVC double glazed window to the front and side. Feature cast iron fireplace to chimney breast. Access to eaves storage space. Gas central heating radiator.

Bathroom

A stunning house bathroom, fitted with a three piece white suite comprising bath with central mixer taps & hair wash shower attachment, WC and wash hand basin with mixer taps. Tiled in contemporary ceramics. Under floor heating. Chrome heated ladder towel rail. uPVC double glazed window to the side.

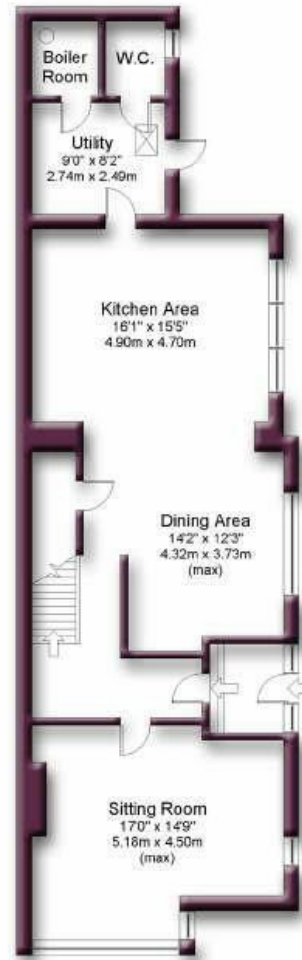
Outside

To the front of the property there is an electric gate leading to a gravelled driveway providing off street parking for a number of vehicles. There is a raised decked patio accessed from the kitchen via bi-folding doors. This leads to a paved private garden with borders of plants and shrubs. The garden is enclosed by timber fencing and tall trees.





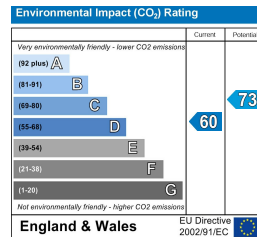
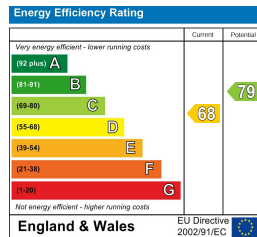
FLOOR PLANS



Ground Floor

Not to Scale. Copyright © Apex Plans.

ENERGY PERFORMANCE



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