



## 11 Red Hall Gardens, Wetherby Road, Leeds, LS17 8NG

**Chain Free £410,000**

NO CHAIN - Set at the head of a cul-de-sac, with rear aspect overlooking private fields. This is a beautifully maintained and presented four bedroom detached family house with garage, conveniently located on the A58 Wetherby Road. Fully double glazed, gas combi central heating system, EPC rating D.

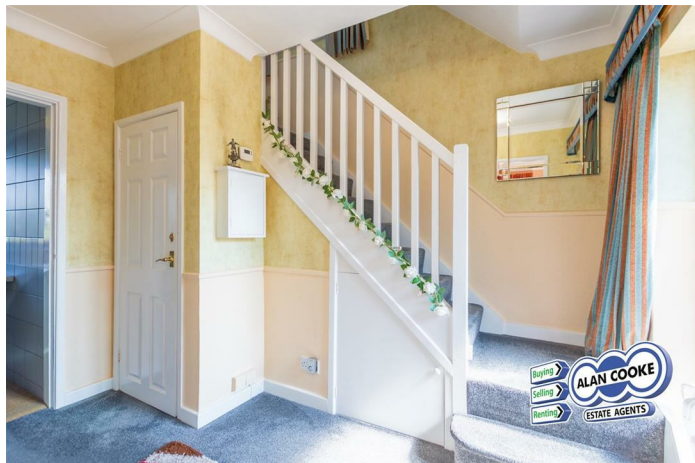
Accommodation includes entrance hallway, ground floor shower and WC, fine lounge, dining room, fitted breakfast kitchen complete with integrated appliances. First floor landing, four well-balanced bedrooms, white bathroom suite.

The property is located off the A58 Wetherby Road and offers convenient access to the A1/M1 motorways via the ELOR and is convenient for Wetherby, Harrogate and Leeds commuting and school runs.

## GROUND FLOOR

Secure front door with double glazed side panelled into

## HALLWAY



Turned staircase leading up to the first floor, central heating radiator, under-stairs storage cupboard

## GROUND FLOOR SHOWER / WC

7'2" x 5'6" max (2.2 x 1.7 max)



Ceramic tiled walls, low WC, pedestal wash basin, walk-in shower cubicle, two double glazed windows to the side

## LOUNGE

12'5" max x 14'9" (3.8 max x 4.5)



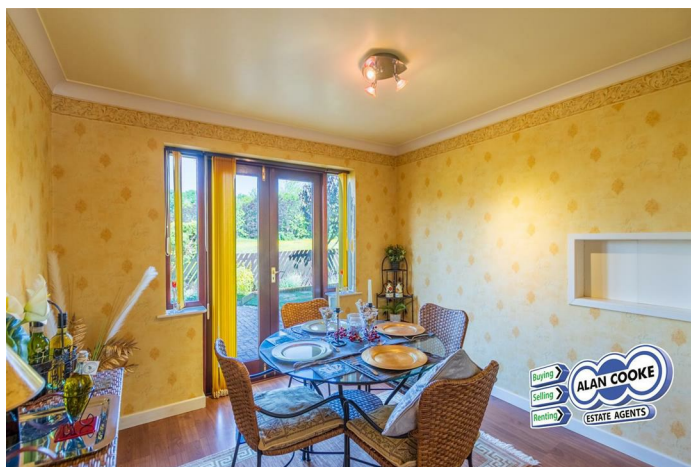
Double glazed bay window to the front and double glazed window to the side, inset living flame gas fire, central heating radiator. Double doors opening into the dining room

## LOUNGE



## DINING ROOM

9'10" x 9'10" (3.0 x 3.0)



Double glazed double doors opening out to the rear patio, central heating radiator



## BREAKFAST KITCHEN

11'5" max x 13'1" (3.5 max x 4.0)



Range of fitted units with corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer. Integrated appliances include dishwasher and washing machine, pull-drawer fridge and pull-drawer freezer, oven and microwave. Breakfast bar, double glazed window to the rear with private views over field to the rear. Secure door leading out to the side

## BREAKFAST KITCHEN



## FIRST FLOOR

### LANDING

Double glazed window to the side

## BEDROOM 1

11'5" x 12'5" (3.5 x 3.8)



Central heating radiator, double glazed window to the front

## BEDROOM 2

11'9" x 9'10" (3.6 x 3.0)



Central heating radiator, double glazed window to the rear

## BEDROOM 3

7'6" max x 10'9" (2.3 max x 3.3)



Central heating radiator, double glazed window to the front, shelved units



## BEDROOM 4

11'5" x 6'2" (3.5 x 1.9)



Central heating radiator, double glazed window to the rear. Ceiling hatch access to boarded loft via pull down ladder, containing gas-fired combi water and central heating boiler

## BATHROOM



White suite of corner bath with wall-mounted electric shower, low WC, vanity wash basin, heated towel rail, ceramic tiled walls and floor, double glazed window to the rear

## OUTSIDE



Small front lawned garden with stocked border. Attractive red brick driveway offering off-street parking for several vehicles leading to the detached garage. Lawned and stocked private garden with patio area; pleasantly overlooking privately owned fields

## OUTSIDE



## OUTSIDE



OUTSIDE



OUTSIDE



GARAGE

16'4" x 9'6" (5.0 x 2.9)  
With remote controlled up and over door to the front and side door access. Glazed window and electricity supply within

TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

Red Hall Gardens is the first turning on the A58 northbound Wetherby Road from the Ring Road

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know



and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 15/07/2025

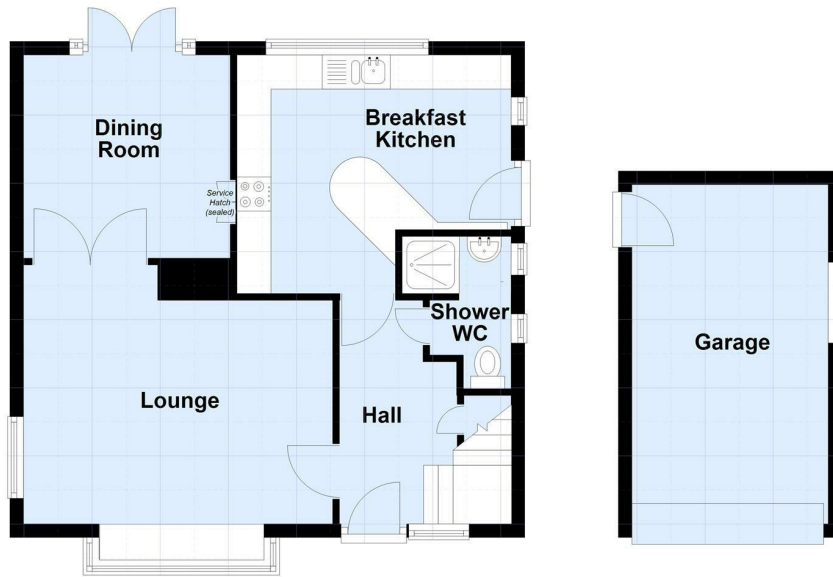
Alan Cooke Estate Agents Ltd

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



### First Floor

Approx. 49.2 sq. metres (529.8 sq. feet)

