

**Parkstone Green, West Park, LS16**

**Guide Price £250,000**

**Property Images**



## Property Images



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## Property Images



## Parkstone Green, Leeds, LS16



Approximate Area = 783 sq ft / 72.7 sq m

Stores = 47 sq ft / 4.4 sq m

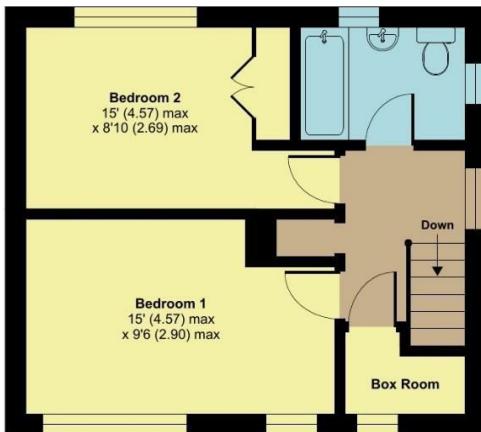
Total = 830 sq ft / 77.1 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 35.5 SQ M  
(382 SQ FT)

STORES  
APPROX FLOOR  
AREA 4.4 SQ M  
(47 SQ FT)



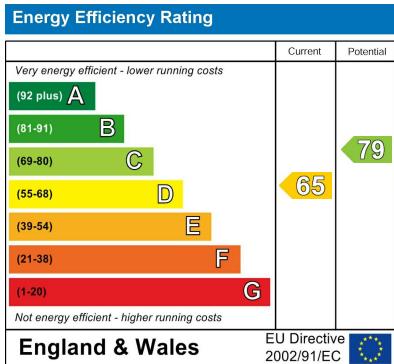
FIRST FLOOR  
APPROX FLOOR  
AREA 37.2 SQ M  
(401 SQ FT)



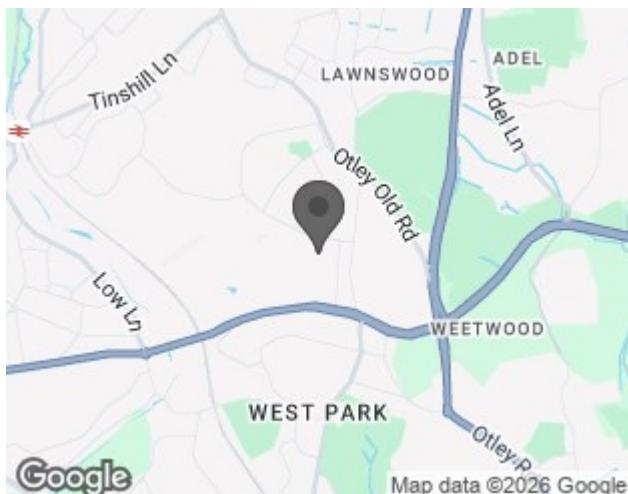
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nclhecom 2026.

Produced for Hunters Property Group. REF: 1407793

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Parkstone Green, West Park, LS16 is a superb two bedroom semi-detached home with a cul de sac location. West Park is a popular and well-established residential area, favoured by families and professionals alike. The property is conveniently located close to a range of local shops, amenities, cafés and supermarkets, with nearby Headingley, Horsforth and Moortown offering a wider selection of dining and leisure options.

The area benefits from a selection of well-regarded primary and secondary schools, along with nurseries and early-years providers, making it an excellent choice for growing families. There are also parks and green spaces nearby, ideal for walks and outdoor activities.

For commuters, Parkstone Green offers excellent transport links, with easy access to Leeds city centre, the A6120 Ring Road, and regular public transport services. Leeds Bradford Airport is also within a short drive, adding further convenience.

## Key Features:-

- Much loved home – ideal for first-time buyers. A well-cared-for property offering the perfect opportunity for those looking to step onto the property ladder and create a home tailored to their own taste and style.
- Welcoming entrance hallway - A bright and inviting hallway that sets the tone for the home, providing a warm welcome and access to the main living spaces.
- Spacious through lounge / diner - A generous dual-aspect living and dining space filled with natural light, beautifully decorated in neutral tones, making it an ideal area to relax, unwind or entertain family and friends.
- Kitchen with pantry space - The kitchen offers plenty of cupboard and work surface space, ideal for everyday cooking, with the added benefit of a useful pantry providing additional storage and flexibility.
- Light and bright first-floor landing - The staircase leads to a spacious landing area, enhanced by natural light and offering easy access to all first-floor rooms.
- Versatile store room / potential home office - A valuable additional space off the landing, perfect for use as a home office, study or storage room, with further potential to extend upwards into the loft, similar to neighbouring properties (subject to planning permission).
- Two well-proportioned double bedrooms - Both bedrooms are generous doubles, offering comfortable accommodation with space for wardrobes and additional furniture.
- Family bathroom - A practical family bathroom fitted with a bath and shower over.
- Mature front garden with privacy - The front garden is well established with hedge boundaries, providing an attractive approach to the property and a good degree of privacy.
- Large rear garden - A generously sized rear garden offering huge potential for those with green fingers or anyone looking to create an outdoor entertaining space and bring their vision to life.
- Additional side storage rooms - Two further storage rooms located to the side of the property, providing excellent space for tools, bikes or garden equipment.
- Scope to extend (subject to planning permission) - The property offers excellent potential to extend and enhance, as demonstrated by similar neighbouring homes, making this a fantastic long-term investment opportunity.

This is a fantastic opportunity to purchase a much-loved home with huge potential, in a sought-after location, ready for a new owner to make their own. Properties in this area are highly sought after, and early viewing is strongly recommended.

Book your viewing today to avoid missing out.

## Features

- SEMI DETACHED • TWO BEDROOMS PLUS VERSATILE STORE ROOM • CUL DE SAC LOCATION • PERFECT OPPORTUNITY TO MAKE YOUR OWN • LARGE REAR GARDEN • CLOSE TO REPUTABLE SCHOOLS AND NURSERIES • PERFECT FOR FIRST TIME BUYERS • EPC RATING:- D • COUNCIL TAX BAND:- B