

# HUNTERS®

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**Wynford Avenue, West Park, LS16**

**Guide Price £418,000**

**Property Images**



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## Wynford Avenue, Leeds, LS16

Approximate Area = 1482 sq ft / 137.6 sq m

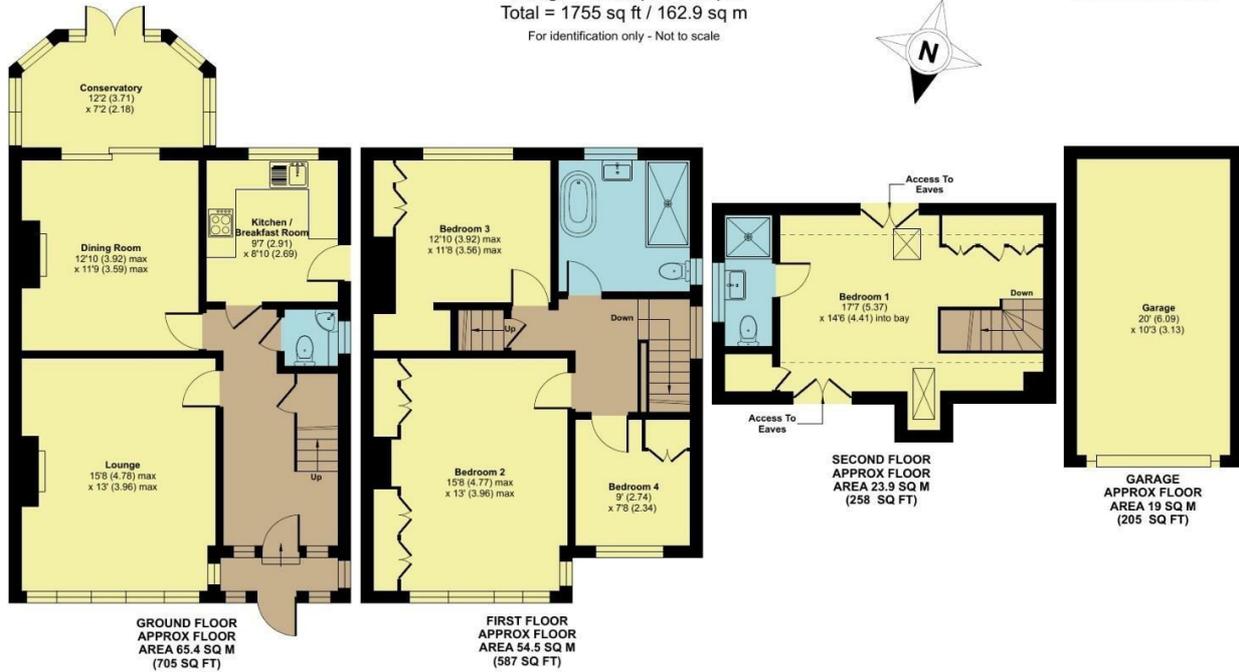
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Garage = 205 sq ft / 19 sq m

Total = 1755 sq ft / 162.9 sq m

For identification only - Not to scale

Denotes restricted head height

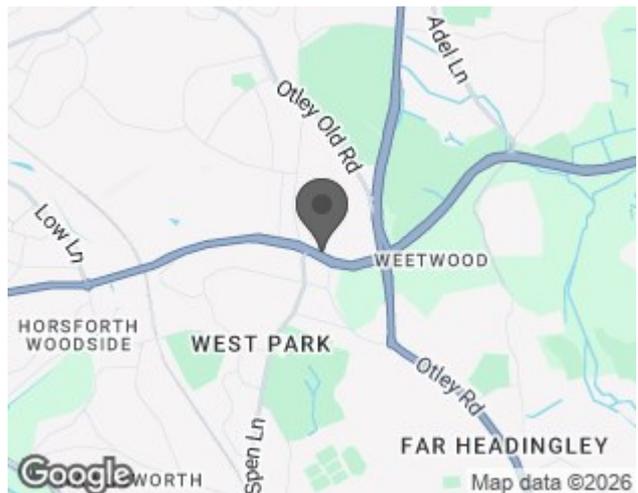


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1343886

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

### Four Bedroom Semi-Detached | Sought-After West Park Location

Set on a generous corner plot in the ever-popular West Park, this beautifully presented four-bedroom semi-detached family home offers an impressive balance of period charm, modern comfort, and versatile living space.

West Park is a highly desirable residential area, loved for its leafy streets, welcoming community feel, and excellent local amenities. The property is perfectly placed for well-regarded schools, independent shops, and cafés, while being just minutes from the vibrant centres of Headingley and Horsforth. For leisure, residents enjoy easy access to Golden Acre Park, Cookridge Hall Golf & Leisure, and the open countryside of the Yorkshire Dales.

## Key Features

- Spacious family home on a corner plot – generous proportions inside and out, with the added benefit of a larger garden and a feeling of privacy.
- Inviting entrance hallway – wide, light-filled, with original stained glass and an open staircase that sets the tone for the rest of the home.
- Bay-fronted living room – a beautifully appointed main reception with feature fireplace, tasteful décor and a welcoming, homely feel.
- Elegant dining room – complete with Victorian-style fireplace and plate rail, ideal for both family meals and entertaining guests.
- Bright conservatory – seamlessly links the indoors to the mature rear garden, perfect as an additional living space or playroom.
- Well-established garden with patio – a private, leafy setting offering space for children to play and adults to relax or entertain.
- Fitted kitchen with scope for open-plan living – currently separate but with the potential to open into the dining room to create a large family kitchen-diner.
- Convenient ground floor W.C. – adding practicality for family life and visitors.
- Three first-floor bedrooms – comprising a spacious master, a second double, and a single, all featuring fitted wardrobes for excellent storage.
- House bathroom – has freestanding bath, vanity storage and a contemporary walk-in shower.
- Loft conversion – a generous fourth double bedroom with Velux windows, built-in wardrobes, and en-suite shower room.
- Highly sought-after location – just a short walk to West Park's local shops and amenities, with excellent transport links and access to green spaces.

This is a wonderful family home, ready for you to make your own — the perfect place for new beginnings. Book your viewing today!

## Features

- FOUR BEDROOM SEMI DETACHED HOME • CORNER PLOT • LOFT BEDROOM FEATURING EN SUITE BATHROOM • BAY FRONTED LIVING ROOM • SEPARATE GARAGE AND DRIVEWAY • ESTABLISHED GARDENS, FRONT, BACK AND SIDE • DOWNSTAIRS W.C. • SOUGHT AFTER LOCATION • EPC RATING:- D • COUNCIL TAX BAND:- D