



Green Ways, Weetwood Park Drive, West Park, LS16 5AD



# Key Features

- Detached family home
- Built in the 1930s
- Two generous reception rooms & office
- Modern dining kitchen & utility room
- Hallway with original oak staircase
- Generously proportioned bedrooms
- Ensuite and house shower room
- Beautiful mature garden with vegetable patch
- Double garage with electric door & store room
- Walking distance of West Park & Headingly



*A splendid five bedroom detached home, dating back to the 1930s, within walking distance of West Park and Headingley.*





Green Ways is a splendid individual five bedroom period house originally built in the 1930s. Nestled in a quiet cul-de-sac, this delightful property occupies a generous 0.3 acre plot and is situated within this sought after North West Leeds suburb of West Park just 4 miles away from Leeds City Centre. There are great facilities within immediate walking distance of the property including a parade of shops with diverse dining opportunities. The Village Hotel Spa and Gym is also within a 5 minute walk.

The vibrant centre of Headingley is within a 20 minute walk. Here you can enjoy an array of independent bars, restaurants, cafes, shops, and a convenient train station.

Upon entering Green Ways you are greeted by a spacious and welcoming reception hall which features a stunning original stained oak return staircase with cloaks area. The lounge has a feature fireplace with a Burley wood burner and a bookcase with a 'secret door' leading into the study/ bedroom five, which has double doors opening out to the rear patio. There is an additional reception room which has been used as a music room by the current owners and also features a charming curved bay window and could also be ideal for use as a snug, playroom or separate dining room and there is a guest W.C.

The kitchen is flooded with natural light from two skylights and double patio doors that lead to the rear patio. It is equipped with an AEG 4-burner gas hob with overhead carbon filter, Zanussi double ovens, an integrated dishwasher and space for a double fridge freezer. The kitchen also retains its original pantry and glass cabinet doors, complimented by fitted cupboards and wood-effect worktops. Situated off the kitchen is a practical utility room with a single door leading outside, featuring ample space for both a washer and dryer, a sink, and the potential to add a dog shower area.

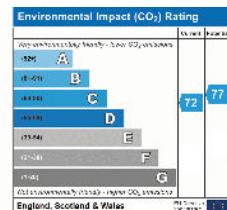
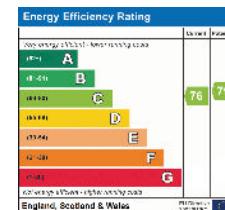
The first floor is accessed by the original return oak panelled staircase is adorned with a feature window, custom-made to replicate the original 1937 design in double-glazed UPVC, leading on to a gallery landing which provides access to four bedrooms. The principal bedroom includes real wooden shutters, fitted wardrobes with built-in lighting, additional fitted storage cupboards and an ensuite shower room with a mirrored vanity unit. To the front is a double bedroom with a curved bay window and fitted wardrobes. To the rear are two generous double bedrooms with ample space for furniture. The house shower room has space to install a bath, though the current owners have opted for the convenience of a larger shower and there a separate upstairs W.C.

An airing cupboard houses the hot water boiler and an immersion system, which uses solar energy from the panels fixed to the garage. The system offers annual cost savings and rebates. The loft is insulated and fully boarded, accessible by a ladder, providing excellent storage space.

Green Ways enjoys very pleasant landscaped gardens. A paved area to the right of the property features four vegetable patches and can provide additional parking for cars. To the front of the property is a south facing garden which is well-screened with mature shrubbery. It features a path and a separate gate to the street, along with a patio area at the front of the house. The rear patio is designed with Indian stone and UPVC raised decking, featuring fixed wired lighting with a switch and additional outdoor sockets. Installed just 2 years ago, it offers a very private area is ideal for alfresco dining. The garage is equipped with an electric shutter door and it also serves as a workshop with lighting and power sockets. A separate room with a window offers additional storage or office space potential, with the possibility to convert it into an annex and there is a door which leads to the side of the home.

"Green Ways" offers a blend of period charm and modern conveniences, making it a perfect family home in a splendid vibrant location.

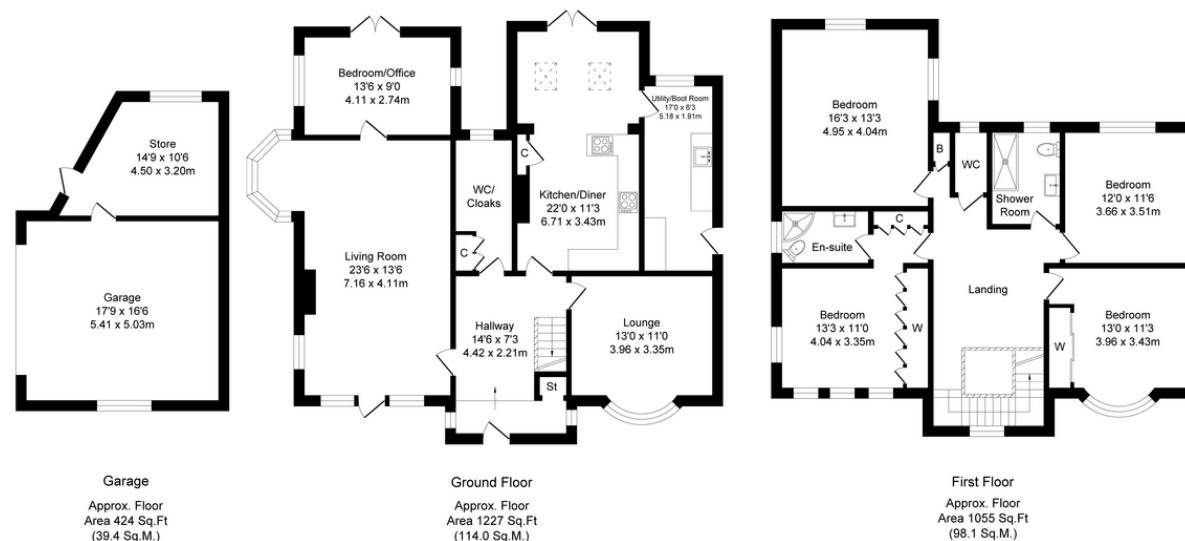
**SERVICES:** We are advised that the property has mains water, electricity, drainage and gas



## Weetwood Park Drive Wetherby

Total Approx. Floor Area 2706 Sq.ft. (251.2 Sq.M.) Including garage

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Tenure Type:** Freehold

**Council Tax Band:**

**Council Authority:** Leeds City Council