

## **3 Silver Royd Way Wortley**



### **Five Bedroom Dormer Bungalow Offers in the region of: £444,995**

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## 3 Silver Royd Way Wortley, LS12 4LE

\* FIVE BEDROOMS \* \* PRIVATE CUL-DE-SAC \* \* AMPLE PARKING \* \* DETACHED GARAGE \* \* GARDENS \* \* TWO EN-SUITES \* \* FAMILY BATHROOM \* \* SHOWER ROOM \* \* LUXURY FITTINGS \* \* VERY WELL PRESENTED \* \* VIEWING A MUST \*

Located in a much sought after area a bungalow of this size is a rare find. Having been modernised throughout this individually designed dormer bungalow offers great versatility of accommodation, dependent upon your personal requirements. There is parking for numerous vehicles and a detached double garage. There is a private woodland area to the rear and side which belongs to the property.

The front entrance HALLWAY with it's modern glass, wood and metal staircase sets the scene for the size of the accommodation. The hallway opens into a SITTING ROOM and provides access to the ground floor accommodation. The large LIVING ROOM has a contemporary feel and double glazed bi-fold doors opening onto the decked patio. The DINING KITCHEN has a modern range of fitted units including and island unit which doubles as a breakfast bar, an six burner gas hob with a modern extractor above and a double oven / grill. The DINING AREA has ample space for a table and chairs. Off the kitchen is the large UTILITY ROOM with fitted units and work surfaces incorporating sink. Off the hallway is a ground floor SHOWER ROOM, a MASTER BEDROOM with bi-fold doors opening onto the garden, and a further BEDROOM.

The GALLERIED LANDING overlooks the hallway and sitting room and provides access to the first floor accommodation which includes THREE FURTHER BEDROOMS (two of which have EN-SUITE SHOWER ROOMS) and a FAMILY BATHROOM with a luxury white suite including a jacuzzi spa bath.

The property has double glazing and gas central heating. To the front of the property wrought iron gates open onto extensive block paving with parking for several vehicles and access to a DOUBLE GARAGE with a remote controlled electric door.

Only by viewing this property can you fully

### The Property Benefits From:

Private Cul-de-sac, Individually Designed, Luxury Fittings & Interior, Gardens, Off Street Parking, Detached Garage, DG & CH

### The Property Comprises of:

Hallway, Sitting Room, Living Room, Dining Kitchen, Five Bedrooms, Two En-suite Shower Rooms, Family Bathroom, Downstairs Shower Room / WC

### ACCOMMODATION

(All measurements are approximate)

### GROUND FLOOR:

#### Entrance Hallway:

Access via a part glazed front entrance door, solid oak wood floor, central heating radiator, opening into the Sitting Room, stairs rising to the first floor (a modern glazed, wood and metal staircase)



#### Open Plan Sitting Room:

Double glazed windows to the front and side elevations, a feature 'Victorian' cast fire surround and hearth with an electric coal effect fire, solid oak wood floor, central heating radiator



#### Shower Room / WC:

A ground floor shower room / WC comprising of a glazed shower cubicle and shower, low flush WC, wash basin, central heating radiator, inset ceiling lighting



### **Living Room:**

Double glazed window to the side elevation, bi-fold doors opening onto the garden, solid oak wood floor, television point, two central heating radiators



### **Fitted Dining Kitchen:**

Double glazed window to two aspects, a modern range of luxury fitted cabinets, work surfaces, glazed display cabinets, an eye level double oven / grill, six burner gas hob with an extractor above, an island unit / breakfast bar with an inset sink and drainer with a pull out spray mixer tap, inset ceiling lighting, solid oak wood flooring, open plan to the dining area; ample space for a dining table and chairs



### **Utility Room:**

A part glazed external door providing access to the garden, fitted base cabinets, work surfaces, an inset 1 1/4 bowl stainless steel sink and drainer with a pull out spray mixer tap, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, solid oak wood floor

### **Bedroom One:**

Double glazed bi-fold doors opening onto the garden, two central heating radiators, solid oak wood floor, inset ceiling lights



### **Bedroom Five:**

Double glazed window to the side elevation, central heating radiator, solid oak wood floor

### **FIRST FLOOR:**

#### **Gallery Landing:**

Double glazed Velux window, a galleried landing overlooking the hallway and sitting room



### **Bedroom Two:**

Double glazed window to the side elevation, central heating radiator, inset ceiling lighting



### **En- Suite:**

Double glazed Velux window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator



### **Bedroom Four:**

Double glazed window to the front elevation, central heating radiator

### **Family Bathroom / WC:**

Double glazed Velux window, a modern white suite comprising of a jacuzzi spa bat with shower mixer taps, wash basin set onto a vanity stand, low flush WC, ladder style central heating radiator

### **En-Suite:**

A modern a modern white suite comprising of a shower cubicle with a plumbed shower, a low flush WC, wash basin set into a vanity unit, double glazed Velux window, ladder style central heating radiator



### **TO THE OUTSIDE:**

#### **Gardens:**

The gardens surround this detached property; there are decked seating areas, a lawn, mature planting, external lighting and an outside tap



### **Bedroom Three:**

Double glazed window to the rear elevation, central heating radiator



### Drive and Garage

A block paved driveway provides useful off street parking for up to eight cars. A detached double garage with a pitched roof and a remote controlled door provides useful off street parking and storage



### Woodland:

There is a private woodland area to the rear and side which belongs to the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions:

From our Wortley office proceed down Lower Wortley Road, turn right onto Fawcett Lane, continue into Bluehill lane, at the T junction turn left onto Silver Royd Hill, left into Silver Royd Drive and right into Silver Royd Way where number 3 can be found signified by our FOR SALE SIGN

### Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

### Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

### Internet:

Properties for sale can be viewed on the "World Wide Web", [www.kathwells.com](http://www.kathwells.com)

**E-mail:** [sales@kathwells.com](mailto:sales@kathwells.com)

### THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

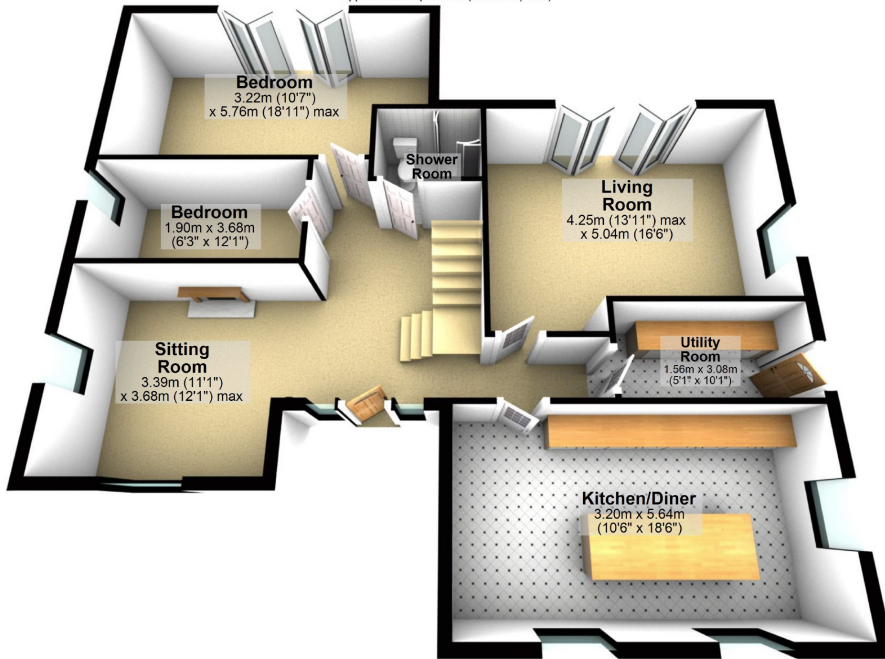
**Reference:** 2724 - 11 January 2021

### Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

**Ground Floor**

Approx. 98.5 sq. metres (1059.7 sq. feet)



**Loft Level**

Approx. 100.4 sq. metres (1081.1 sq. feet)

