



9 Wynford Rise, Lawnswood, LS16 6HX

A four bedroom, semi-detached house in Lawnswood.

The property includes a recently installed kitchen with fully integrated white goods. The double reception is perfect as a living and dining room, benefitting from bay windows to the front and rear.

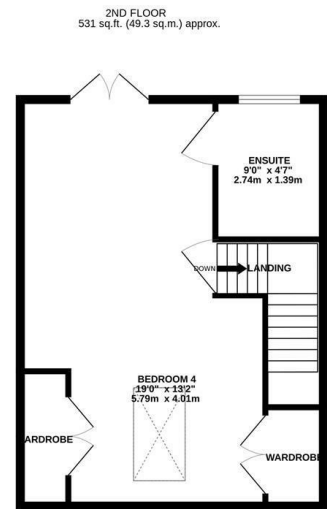
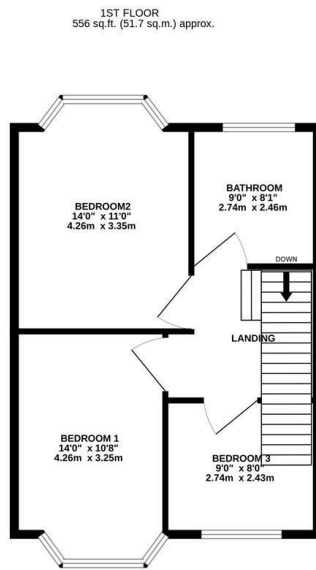
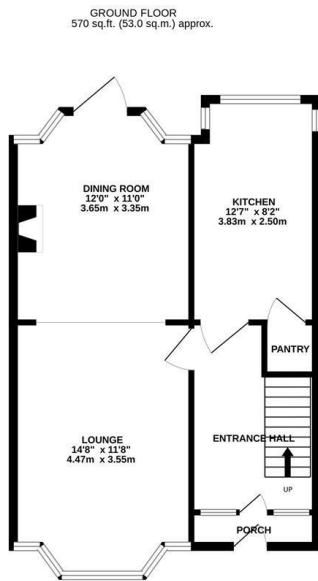
Upstairs, two double bedrooms and a single room/study are located to the first floor. Fitted wardrobes are included in the front room. The top floor contains the master bedroom, which has a large velux window and beautiful views across the rear of the property from the fitted Juliette balcony. An ensuite shower room accompanies the bedroom.

The house benefits from driveway parking for multiple vehicles and a private garage. The south facing rear garden has an enclosed outdoor decking area

Wynford Rise is ideal for commuters, situated 0.2 miles from local bus links and 2 miles from Horsforth station. This is also an excellent location for families with primary and secondary schools within easy walking distance.

- South Facing Garden
 - New Kitchen
 - New Driveway
 - Private Garage
 - Four Bedrooms
 - Juliette Balcony
- Outdoor Decking Area
 - Ideal Family Home

£474,950



TOTAL FLOOR AREA: 1658 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	