



9 Wynford Rise, Lawnswood, LS16 6HX

A modern, spacious, four-bedroom, semi-detached house in Lawnswood.

Laid out across four floors, the property comprises:

To the ground floor, the house includes a recently installed kitchen with fitted white goods spectacular views across the rear garden. Integrated under-counter and overhead units are accompanied by a walk-in pantry to provide additional storage. The double reception and dining room provides a dual aspect front-to-back flow of the house. This welcoming reception room benefits from bay windows to the front and rear.

Upstairs on the first floor, there are two double bedrooms, each with a bay window. The front bedroom is equipped with fitted wardrobe storage. A single bedroom/study overlooks the front. The house bathroom has a separate bath and shower, as well as a vanity unit sink and heated towel rail.

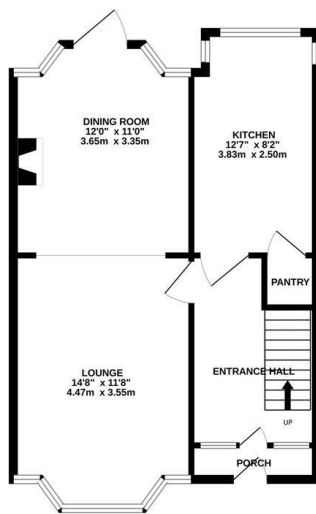
The top floor contains the master bedroom suite, which has a large velux window and beautiful views across the rear of the property from the Juliette balcony. An ensuite shower room accompanies the bedroom.

The house benefits from driveway parking for multiple vehicles and a large rear garage. The stunning south facing rear garden has an

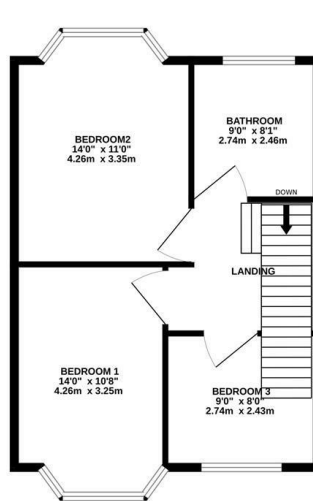
- South Facing Garden
 - New Kitchen
 - New Driveway
 - Private Garage
 - Four Bedrooms
 - Juliette Balcony
- Outdoor Decking Area
 - Ideal Family Home

£449,950

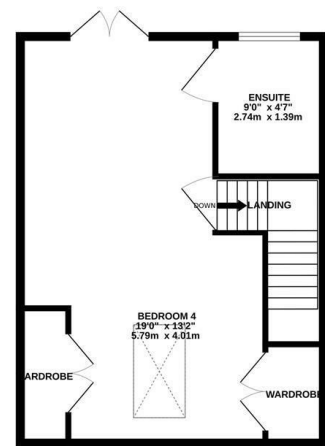
GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



2ND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



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		60	75
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			