



77 Clayton Wood Road, Lawnswood, LS16 6RY  
Offers Over £550,000

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A beautifully presented four-bedroom detached home, forming part of a modern and recently built development, located in the highly desirable LS16 area, offering stylish and contemporary living throughout. The property benefits from a driveway for two vehicles, integral garage, and EV charging point, making it perfectly suited for modern lifestyles.

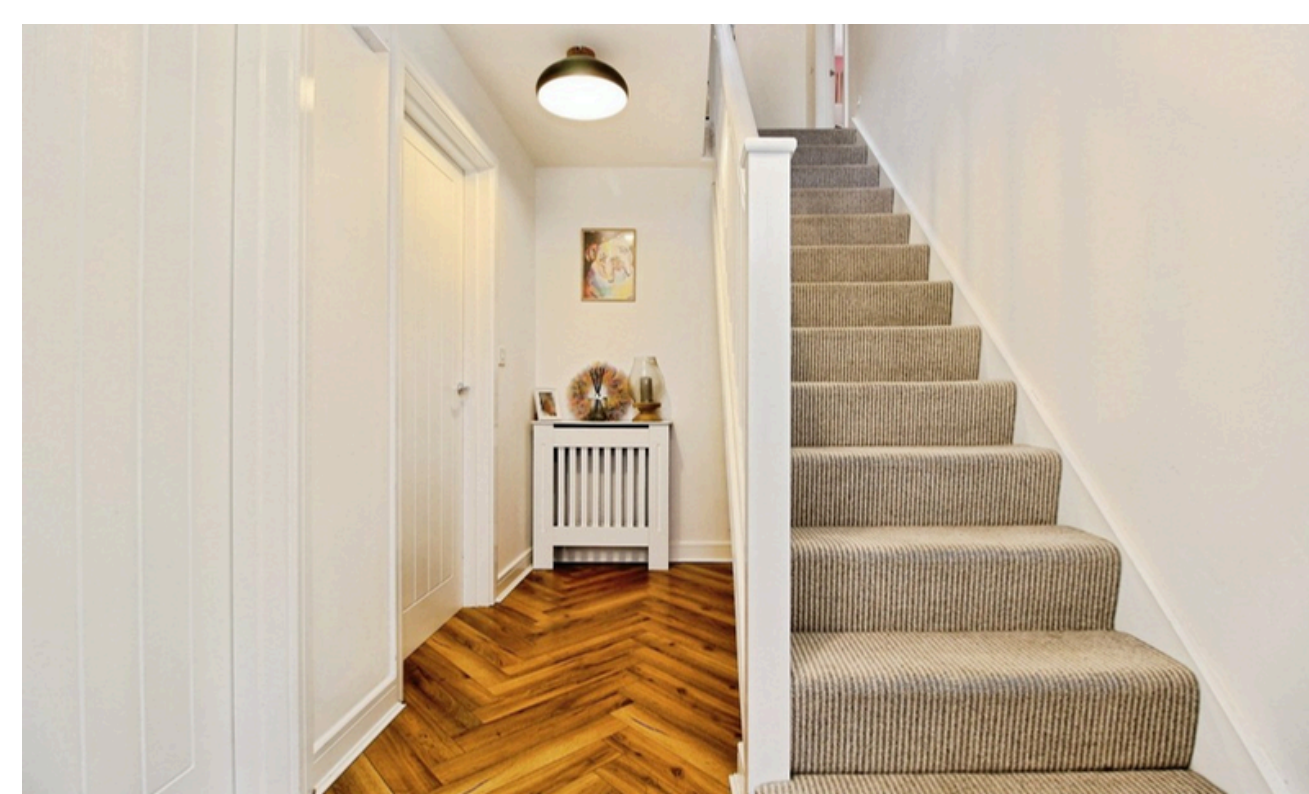
Internally, the large kitchen/diner and generous living room can be kept separate or opened up to become a social space, stretching from the front to the back and onto the garden. The living room benefits from the addition of wooden flooring and wall panelling and a handy laundry space sits hidden within the kitchen/diner. Upstairs, there are four well-proportioned bedrooms all large enough for double beds and includes a principal bedroom with en-suite shower room. To the rear, a generous tiered garden provides excellent outdoor space ideal for entertaining and family use.

### **TRANSPORT LINKS:**

The property is ideally located for excellent transport connections, with easy access to the Leeds Ring Road (A6120) and A660, providing convenient routes into Leeds City Centre and surrounding areas. There are regular bus services nearby offering direct links into the city, making it ideal for commuters. Additionally, nearby train stations such as Horsforth and Headingley provide further connectivity for travel across the region.







## GROUND FLOOR

### HALLWAY

A welcoming and bright entrance space providing access to the principal ground floor rooms, with a practical layout ideal for everyday living.

### LIVING ROOM

15' 1" x 11' 2" (4.6m x 3.4m).

A stylish and inviting reception room, beautifully presented with a warm colour palette and feature panelling. The space offers ample room for seating, complemented by a large window allowing plenty of natural light to flow through, creating a cosy yet spacious environment perfect for relaxing or entertaining.

### KITCHEN/DINER

18' 1" x 17' 1" (5.51m x 5.21m).

A stunning open-plan space designed with modern living in mind. The kitchen is fitted with sleek, high-quality units and integrated appliances, alongside generous worktop space. The dining area comfortably accommodates a family-sized table and benefits from patio doors opening onto the rear garden, allowing for a seamless indoor-outdoor lifestyle and an abundance of natural light.

### WC

Conveniently located off the kitchen area, fitted with modern fixtures and ideal for guests.

### GARAGE/UTILITY ROOM

23' 11" x 9' 10" (7.29m x 3m).

Accessible internally, this spacious area provides excellent additional storage and utility functionality, with potential for further use depending on requirements.



**FIRST FLOOR**

**BEDROOM 1**

13' 9" x 11' 2" (4.19m x 3.4m)

A beautifully styled and generously sized double bedroom featuring a statement accent wall, creating a luxurious feel. The room benefits from built-in wardrobe space and access to a modern en-suite shower room, offering both comfort and practicality.



**ENSUITE**

A stylish and contemporary en-suite, finished to a high standard and featuring matching tiling to the house bathroom, creating a cohesive and modern feel throughout. The space comprises a sleek shower enclosure, wash hand basin, and W/C, all complemented by quality fittings and a clean, neutral design. A well-proportioned and practical addition to the principal bedroom, offering both convenience and a touch of luxury.

**BEDROOM 2**

12' 6" x 11' 2" (3.81m x 3.4m)

A generously sized double bedroom, well-proportioned to accommodate a full range of bedroom furniture. The room benefits from plenty of natural light, creating a bright and comfortable space. Ideal for guests or family members, it offers both versatility and a pleasant, relaxing atmosphere.



**BEDROOM 3**

13' 5" x 10' 2" (4.09m x 3.1m)

Another well-proportioned double bedroom, benefitting from excellent natural light which enhances the bright and airy feel of the space. The room offers ample floor space for a double bed along with additional furnishings such as wardrobes and bedside tables, while still maintaining a comfortable layout. Neutrally presented, it provides a versatile setting suitable for a range of uses, whether as a bedroom, guest space, or adaptable family room.

 **4**
 **2**
 **Garage & Off-Road Parking**
 **Council Tax = E**

 **1**
 **Freehold**
 **Detached**
 **B**

## BEDROOM 4

12' 6" x 10' 2" (3.81m x 3.1m)

A versatile and adaptable room, ideal for a range of uses including a home office, nursery, dressing room, or hobby space. The room is well-presented and benefits from natural light, creating a pleasant and functional environment for day-to-day use. It can also accommodate bedroom furniture if required, offering flexibility to suit a variety of lifestyle needs.

## BATHROOM

7' 10" x 5' 7" (2.39m x 1.7m)

Finished to a high standard, this contemporary bathroom features stylish tiling and a sleek, modern design. The suite comprises a full-sized bath with overhead shower and glass screen, wash hand basin, and W/C, all complemented by quality fittings and fixtures. The space is well laid out, offering both practicality and comfort, while the cohesive finish creates a calm and relaxing environment ideal for unwinding.

## GARDEN

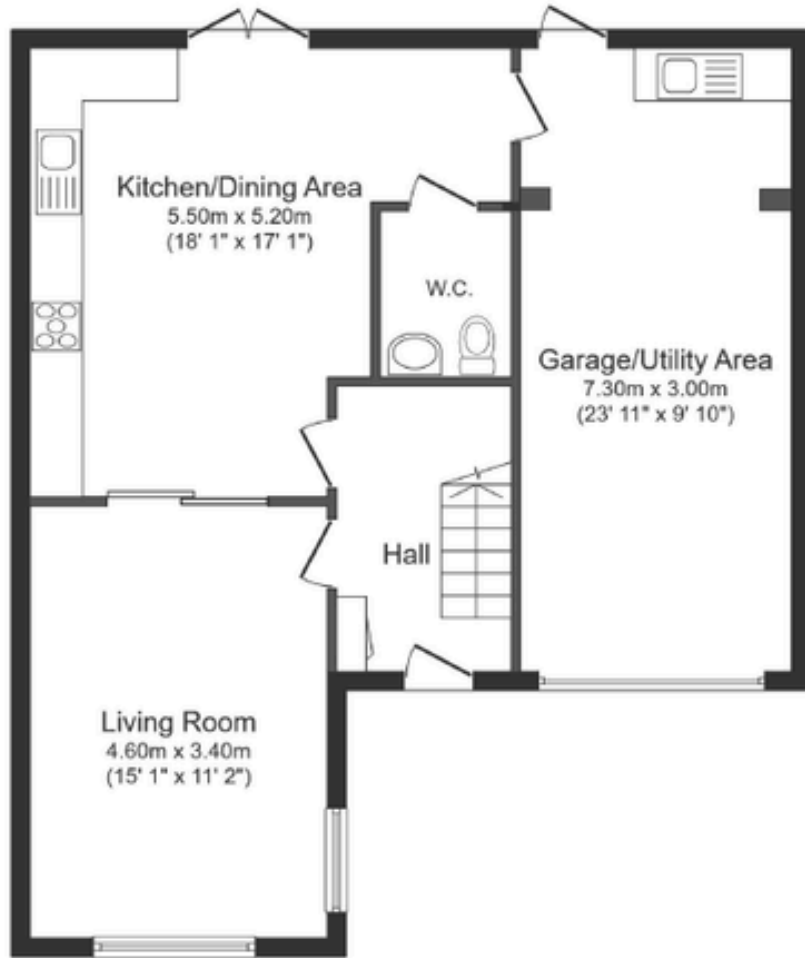
A generously sized and well-maintained rear garden, perfect for both relaxing and entertaining. The space benefits from a patio area ideal for outdoor seating and dining, with the garden extending onto a raised level (tiered garden), providing additional usable space. This creates a versatile outdoor setting, well-suited for summer activities, hosting, or family use, while also offering a pleasant sense of privacy.

## KEY FEATURES:

- DETACHED MODERN-BUILD PROPERTY
- FOUR WELL-PROPORTIONED BEDROOMS
- PRINCIPLE BEDROOM WITH EN-SUITE
- SPACIOUS OPEN PLAN KITCHEN/DINING AREA
- HIGH SPEC KITCHEN WITH INTEGRATED APPLIANCES
- ESTABLISHED LOCATION ON CLAYTON WOOD ROAD
- DOWNSTAIRS W/C AND LAUNDRY ROOM
- INTEGRAL GARAGE WITH UTILITY SPACE
- DRIVEWAY FOR TWO VEHICLES & EV CHARGING POINT
- GENEROUS TIERED REAR GARDEN

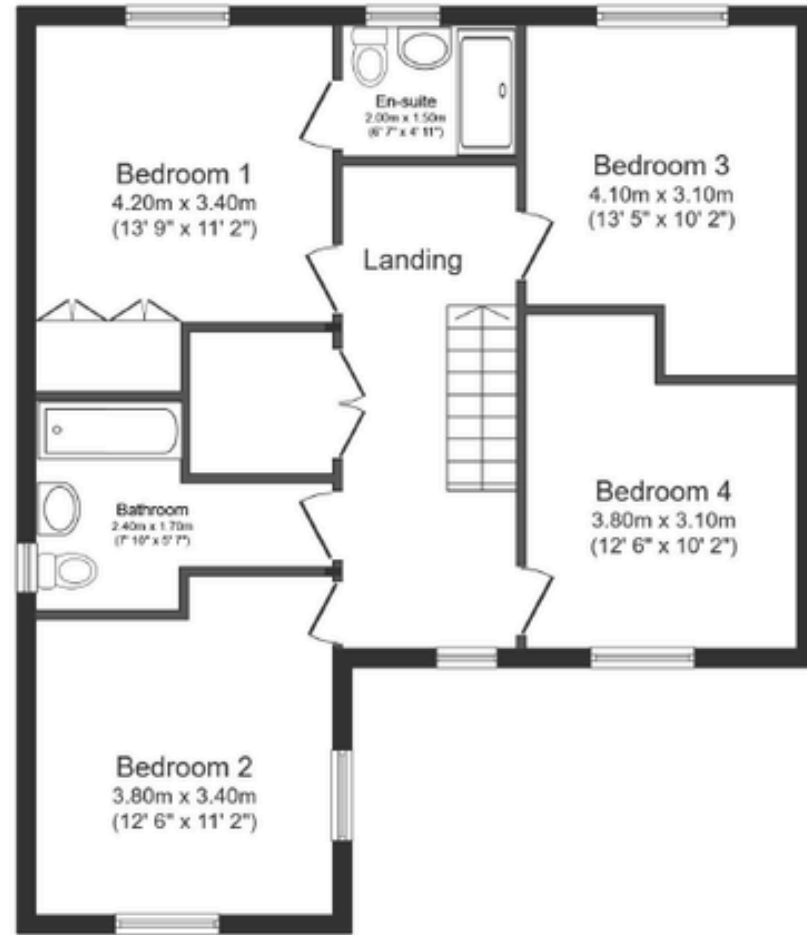


# Floor Plan



## Ground Floor

Floor area 72.3 sq.m. (778 sq.ft.) approx



## First Floor

Floor area 72.3 sq.m. (778 sq.ft.) approx

Total floor area 144.6 sq.m. (1,557 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Printed Contact Details...

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**93 New Road Side,  
Horsforth,  
LS18 4QD**

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