



£1,550 PCM

Wynford Avenue, Leeds LS16 6JW

Semi-Detached House | 3 Bedrooms | 1 Bathroom

07888722821

Golden Acre Estates  
Lettings · Sales · Mortgages

[www.goldenacreestates.co.uk](http://www.goldenacreestates.co.uk)





# Step Inside

---

## Property Description

This delightful 3 Bedroom property is available now and offers a fantastic rental opportunity for those seeking a well-connected home in a sought-after location.

## Main Particulars

A spacious three-bedroom semi-detached home perfect for renters seeking comfort, convenience, and character. Situated in the desirable West Park area of Leeds, this property offers a welcoming space with charming features throughout:

Key Features:

- Living Space: The property includes two well-proportioned reception rooms. The living room features a lovely, curved bay window, while the Kitchen and dining room is an open space allowing for a cozy family room.
- Kitchen: A functional kitchen with wall and base units provides everything needed for daily cooking. There is a small conservatory leading to the enclosed rear garden.
- Bedrooms: Upstairs, there are three bedrooms, two spacious doubles and a third single room that could be used as a child's bedroom, guest room, or home office.

Outdoor Space:

- A generous front garden with a driveway offering off-street parking for multiple cars, plus a single garage for extra storage.
- The rear garden low maintenance, offering a peaceful space for relaxation or entertaining.

Location Highlights:

West Park is a vibrant residential area with excellent amenities. It's within walking distance of local cafes, bistros, and shops, with the buzz of Headingley just a short journey away. The Ring Road offers easy access to Leeds city centre and surrounding suburbs. Local schools, nurseries, gyms, and health spas are all close by, making this home ideal for families or professionals.





Telephone: 07888722821

**Golden Acre Estates**  
Lettings • Sales • Mortgages

---

[www.goldenacreestates.co.uk](http://www.goldenacreestates.co.uk)