



- Lovely semi-detached property
- Three bedrooms, generous garden
- Modern dining kitchen
- Close to shops & schools
- Useful side porch and separate WC
- No chain, great first home!



AN IMMACULATELY PRESENTED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH A GOOD SIZED REAR GARDEN SITUATED IN THIS POPULAR AND SOUGHT-AFTER LOCATION, CLOSE TO LOCAL SHOPS AND SCHOOLS, JUST OFF THE OUTER RING ROAD PROVIDING EASY ACCESS INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORK.

Offered with no chain, this lovely family home provides spacious and tastefully presented accommodation, briefly comprising a generous entrance hall leading to a modern fitted dining kitchen with some integrated appliances including a dishwasher, gas hob and high level oven. The kitchen leads into a bright and airy through lounge with sliding fully glazed doors to the rear garden. Off the kitchen is a very useful side entrance hall with a w/c and a large storage room.

Upstairs, there are two double bedrooms, a third single bedroom and a fully tiled wet room w/c with electric shower. Outside, there is a small front garden and an off street parking space, a path to the side and an attractive fully enclosed slightly raised lawned rear garden with a paved patio area enjoying a sunny afternoon aspect. White goods and some furniture available by negotiation. Internal viewing strongly advised of this well presented and maintained family home.







Total area: approx. 116.8 sq. metres (1257.2 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure	Freehold	Council Tax Band	B	Possession	Sold subject to vacant possession
Point to note:	The property is a Livett Cartwright which is classed as non-standard construction, therefore for those buyers requiring a mortgage, they should seek mortgage advice before arranging a viewing.				
Offer procedure	If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.				
Viewings	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.				
Appliances/Services	None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.				
Management Clause	If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.				

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract.
Intending purchasers must rely upon their own inspection of the property.

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