



Lanshaw Road | Belle Isle | LS10 3NZ

£190,000

Three bedroom semi-detached family house | Chain free | EPC rating E

**Emsleys** | estate agents



\*\*\* NO CHAIN \*\* SPACIOUS LIVING ACCOMMODATION \*\*  
GOOD SIZE CORNER PLOT \*\*\*

Offered with no onward chain this extremely well presented, well proportioned, three bedroom semi-detached family house offers spacious living accommodation throughout and excellent access to Leeds city centre as well as motorway commuter links. Briefly comprising; entrance hall, large family kitchen, lounge, downstairs WC, store, to the first floor are three good size bedrooms and a house bathroom. Externally the property occupies an impressive and good sized corner plot with gated off-street parking to the side leading to a good size garden to the rear laid mainly to lawn with hedged boundaries offering excellent degrees of privacy. Call 24 hours a day, 7 days a week to arrange a viewing.

### Ground floor

#### Entrance Hall 1.78m x 2.58m (5'10" x 8'6")

Access to the property is granted through an external door to the front aspect opening up into the entrance hall with central heated radiator, staircase to the first floor and internal door into;

#### Family kitchen 4.12m x 3.58m (13'6" x 11'9")

Large family kitchen fitted with a range of wall and base level units with work surfaces over and a single bowl sink and drainer with stainless steel mixer tap over. Integrated double electric oven with electric hob and stainless steel extractor hood over, integrated dishwasher and an integrated washing machine. PVCu double-glazed window overlooking the rear garden and internal door into; .

#### Lounge 6.00m x 3.33m (19'8" x 10'11")

The lounge is an extremely good size light, bright room located to the side of the property with a television point, central heated radiator and PVCu double-glazed windows to the front aspect and PVCu double-glazed French doors to the rear.

### WC

With low flush WC and double-glazed window to the side aspect.

### Store

Offering excellent additional storage.

### First floor

#### Landing

Window to the side.

#### Bedroom 1 3.32m x 3.82m (10'11" x 12'6")

The master bedroom is an extremely good size double located to the front of the property with central heated radiator and a PVCu double-glazed window.

#### Bedroom 2 2.58m x 4.23m (8'6" x 13'11")

Bedroom two is a good size double located to the rear of the property with a built-in storage cupboard, central heated radiator and PVCu double-glazed window overlooking the rear garden.

#### Bathroom 1.65m x 2.11m (5'5" x 6'11")

Three piece suite comprising; panelled bath with shower over, low flush WC, wash hand basin, central heated radiator, heated chrome towel rail and double-glazed windows to dual aspects.

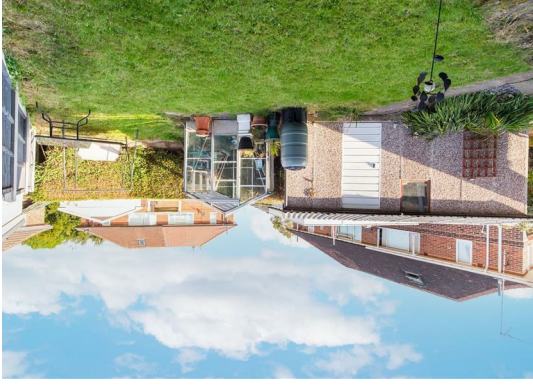
#### Bedroom 3 2.41m x 3.09m (7'11" x 10'2")

Bedroom three is good size and is located to the front of the property with a built-in storage cupboard, central heated radiator and a PVCu double-glazed window.

### External

Externally the property occupies an impressive and good sized corner plot with gated off-street parking to the side leading to a good size garden to the rear which is laid mainly to lawn with hedged boundaries offering excellent degrees of privacy.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

