



## 14 Old School Lane, Leeds, LS12 4FD

**Reduced To £264,995**

New to market and NOT TO BE MISSED! A well presented FAMILY HOME situated in a quiet cul-de-sac position, but close to local schools and amenities. and benefitting from a good-sized garden to the rear. This SPACIOUS and well presented SEMI DETACHED HOME situated amidst similar style property on a popular and recently built residential development.

To the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a FITTED DINING KITCHEN with an ample range of cabinets, work surfaces and INTEGRAL APPLIANCES (electric oven / grill, gas hob, extractor hood, dishwasher, fridge / freezer, automatic washing machine), a GUEST CLOAKROOM / WC with a modern white suite, a spacious LIVING ROOM / DINING AREA / SUN LOUNGE with floor to ceiling windows and French doors opening onto the rear garden.

To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, an EN-SUITE SHOWER ROOM / WC, and a FAMILY BATHROOM / WC with a modern white suite and a shower over the bath.

Externally there is an OPEN PLAN GARDEN to the front. The REAR GARDEN is a good size and has a paved patio / seating area and a lawn. A DRIVEWAY provides useful OFF STREET PARKING.

## GROUND FLOOR:

### Hallway:

Access via a front entrance door, stairs rising to the first floor, central heating radiator

### Fitted Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (gas hob, extractor hood, electric oven / grill, fridge / freezer, automatic washing machine, dishwasher), an inset 1 1/4 bowl sink and drainer, ample space for a dining / breakfast table

### Inner Hallway:

Access to the cloakroom and the living room

### Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, central heating radiator

### Living Room / Dining Area & Sun Lounge:



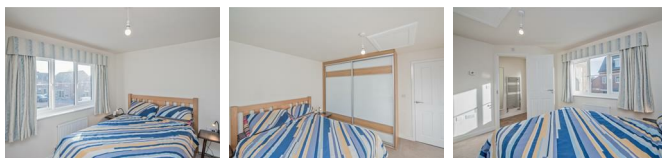
A spacious area with room for living room & dining room furniture; floor to ceiling double glazed windows with French doors opening onto the rear garden, television point, central heating radiator

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, central heating radiator

### Bedroom One:



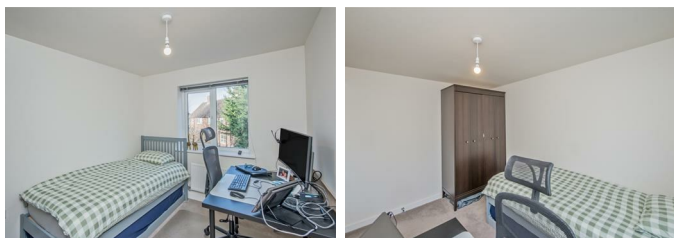
Double glazed window, central heating radiator, storage cupboard, access to the loft space

### En-suite Shower Room / WC:



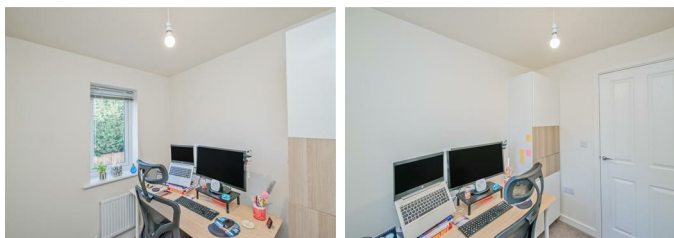
Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator



### **Bathroom / WC:**



Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and a shower above, wash basin, low flush WC, central heating radiator

### **TO THE OUTSIDE:**



### **Gardens:**



The front garden is open plan and laid to lawn. The rear garden is a good size and has a paved patio / seating area, a lawn, external lighting, and an outside tap

### **Off Street Parking / Driveway:**

A driveway provides useful off street parking for two family sized cars

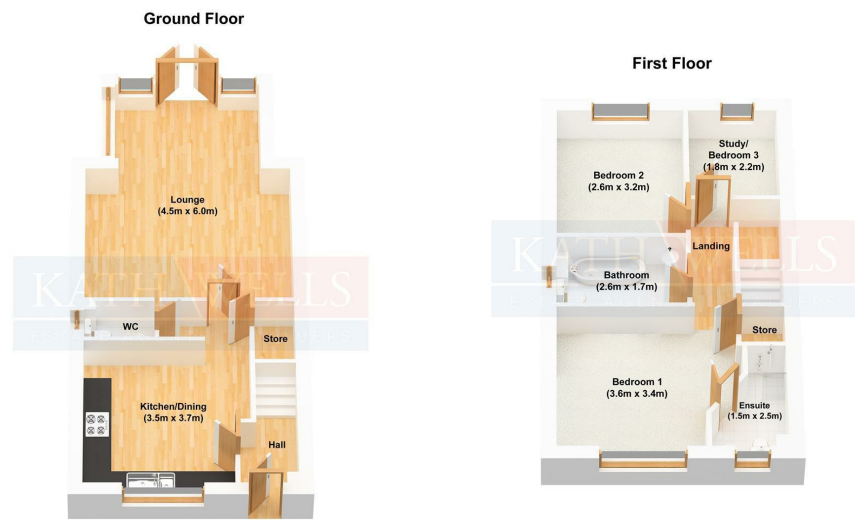
### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/7232-6834-9000-0608-3222>

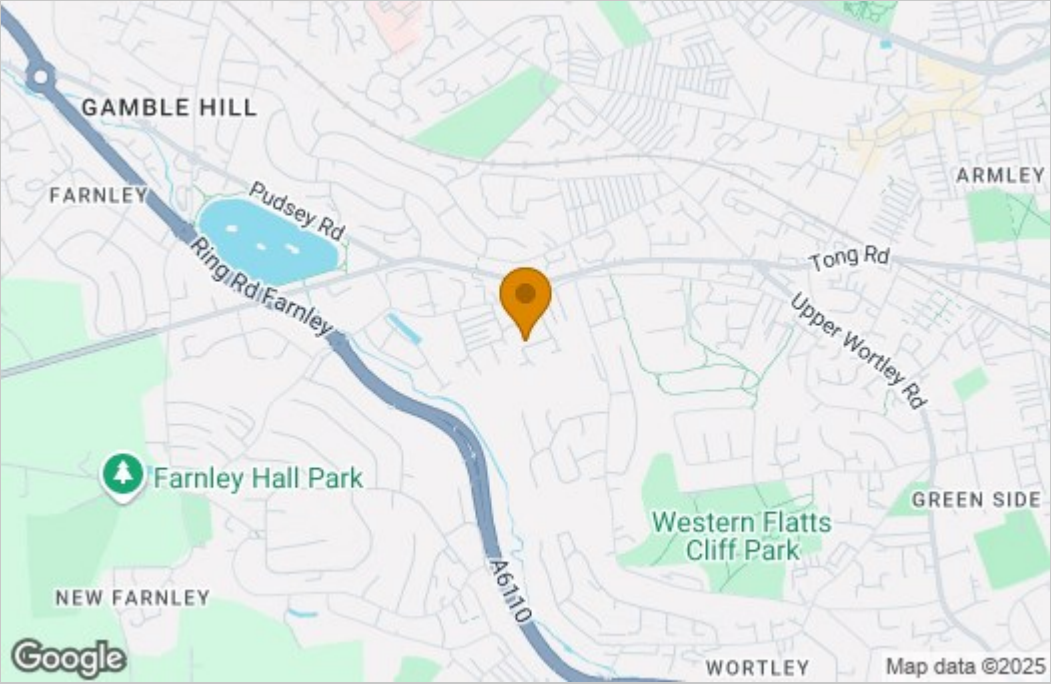
### **EPC Rating & Council Tax Band:**

EPC Rating: B / Council Tax Band: C

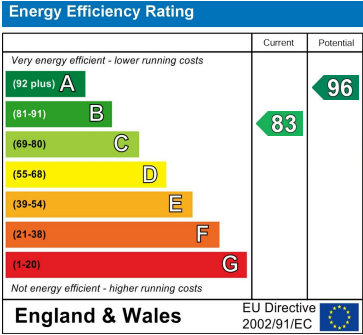
Floor Plan



Area Map



Energy Efficiency Graph



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