



1 Old School Lane, Leeds, LS12 4FD

Reduced To £244,995

REDUCED TO SELL ..

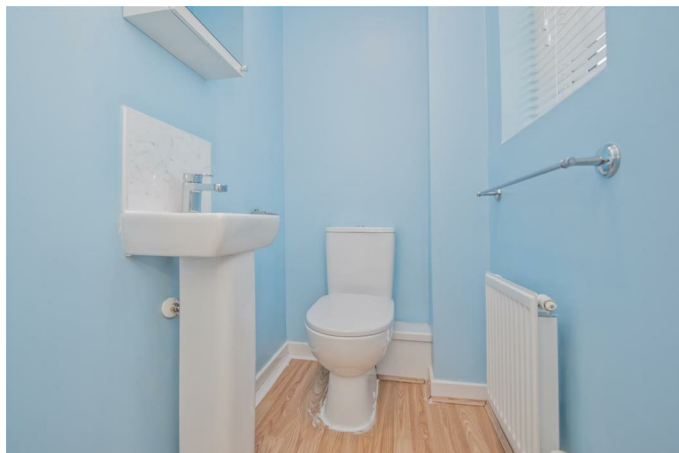
Reduced to sell a well presented FAMILY HOME situated in a quiet cul-de-sac position, but close to local schools and amenities. and benefitting from a good-sized garden to the rear. This SPACIOUS and well presented SEMI DETACHED HOME is situated amidst similar style property on a popular and recently built residential development. To the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a modern white suite, a FITTED DINING KITCHEN with an ample range of cabinets, work surfaces and some INTEGRAL APPLIANCES, and a SPACIOUS LIVING ROOM with windows to two aspects and an under-stairs storage cupboard. 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, a decked seating area and a lawn. Allocated OFF STREET PARKING can be found to the rear of the property. This property is only a short drive from the M621 motorway, Bramley Railway Station, Pudsey & Armley Sports and Leisure Centres, and the facilities associated with Pudsey Town Centre and Armley making an ideal purchase for a variety of buyers. EPC Rating: B / Council Tax Band: C

GROUND FLOOR:

Hallway:

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

Downstairs Cloakroom / WC:



double glazed window, a white suite comprising of a double flush WC, wash basin, central heating radiator

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (electric oven / grill, electric hob, extractor hood, dishwasher), ample space for a fridge freezer, plumbing for automatic washing machine, an inset sink and drainer, ample space for a dining / breakfast table, part glazed rear door leading to rear garden

Living Room:



Double glazed bay window, central heating radiator, television point, Wood flooring, a large under-stairs storage cupboard

FIRST FLOOR:

Landing:

Access to first floor accommodation and to the loft space, central heating radiator

Bedroom One:



Double glazed window, central heating radiator, television point, built in storage / wardrobe

En-suite Shower Room / WC:



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

TO THE OUTSIDE:



The rear garden is a good size, wooden set seating area, enclosed by fencing and brick, shed included, a lawn, outdoor tap, low maintenance. The front garden is open plan and laid to lawn, low maintenance.

Gardens:



The rear garden is a good size and has decked and paved seating areas, a lawn, a garden shed, and an outside tap. The front garden is open plan and laid to lawn with a hedge border.

Off Street Parking:

Off street parking for can be found to the side / rear of the property.

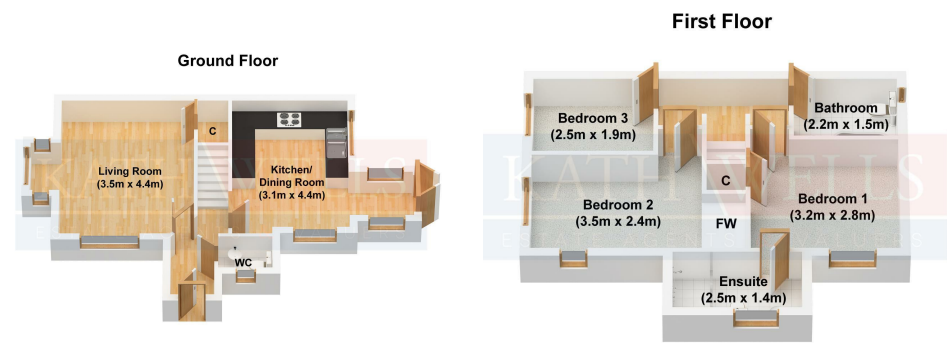
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9360-3254-1090-2129-1341>

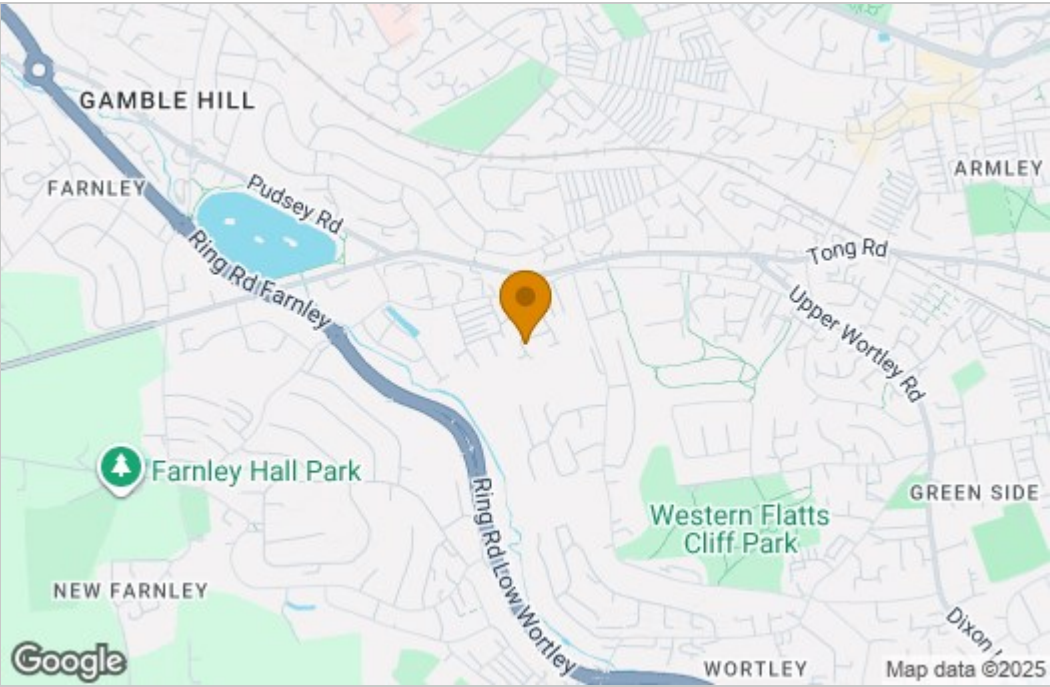
EPC Rating & Council Tax Band:

EPC Rating: B / Council Tax Band: C

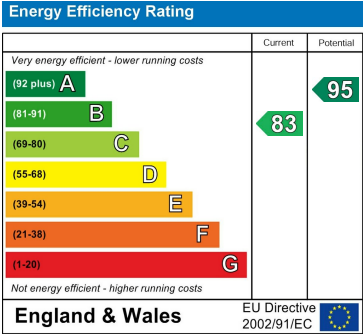
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.