



17 Green Hill Drive, Leeds, LS13 4JZ

A three bedroom, semi detached house in Bramley.

With driveway parking for multiple vehicles and a private front garden, this property enters into a hallway area which leads to the living room and kitchen. The large living room at the front of the house has a traditional bay window and electric fireplace. It is adjoined by a second reception or dining room, which itself leads onto the bright and open conservatory.

The separate kitchen has additional pantry storage and allows side access to the driveway and rear garden. The rear of the property has a beautiful back garden, which includes an extended patio and lawn, which is planted with mature fruit trees and attracts a variety of birds and squirrels. A garage houses the laundry facilities and is used for further storage. Upstairs, two large bedrooms and one single room are accompanied by a house bathroom which includes a bath with shower over.

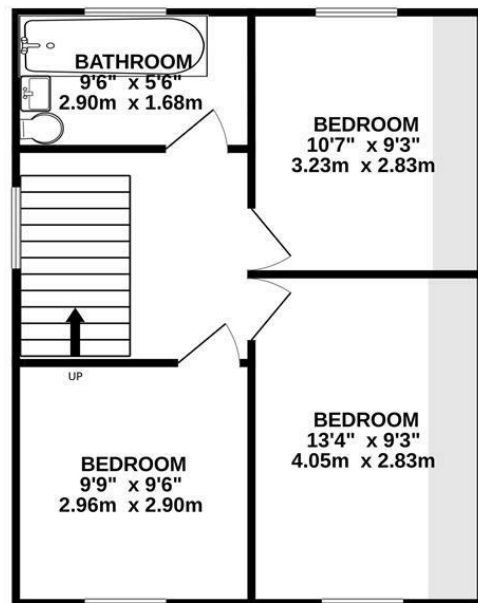
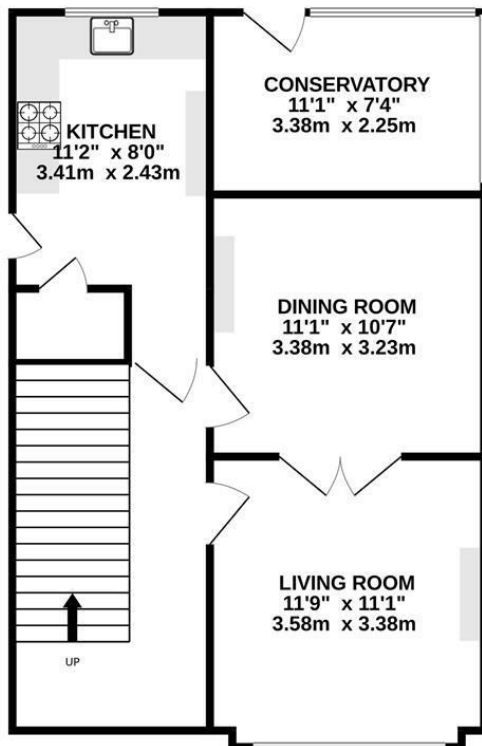
Green Hill Drive is a quiet residential street located close to Bramley Shopping Centre.

- Stunning Rear Garden
- Development Potential
- Two Large Bedrooms
- Single Room/Study
- Huge Loft Space
- Driveway Parking

£239,950

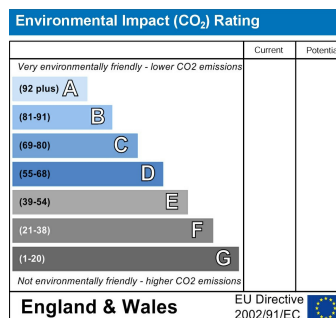
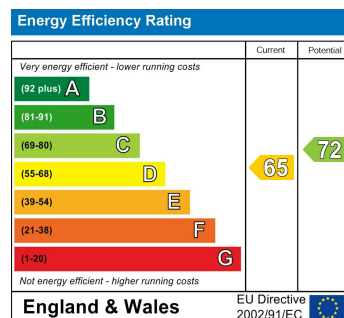
www.fletcherprops.com

GROUND FLOOR 999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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