



**Kelmscott Grove, Leeds LS15 8HH**

**welcome to**

**Kelmscott Grove, Leeds**

\*\*\*Guide Price £200,000-£210,000\*\*\* William H Brown are proud to present to the market this two bedroom semi-detached bungalow with driveway, garage and garden to the rear. Viewings are highly recommended to appreciate this bungalow, call us now on 0113 260 0945.



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This semi-detached bungalow comprises on the ground floor a spacious kitchen, living room and two good size bedrooms and a family bathroom. Externally, this property benefits from a large driveway, garage and a flagged garden to the rear.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

### **Kitchen**

11' 8" x 12' 4" ( 3.56m x 3.76m )

### **Living Room**

13' 1" x 13' 1" ( 3.99m x 3.99m )

### **Bedroom One**

9' 8" x 12' 7" ( 2.95m x 3.84m )

### **Bedroom Two**

9' 5" x 7' 5" ( 2.87m x 2.26m )

### **Bathroom**



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welcome to

## Kelmscott Grove, Leeds

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- DRIVEWAY
- GARAGE
- REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109541 - 0013

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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