



Mercia Way, Leeds LS15 8UA

welcome to

Mercia Way, Leeds

Offered with NO ONWARD CHAIN is this spacious and well cared for FOUR bedroom detached home. Sat on a generous corner plot with DRIVEWAY & GARAGE! Cul-de-sac location and potential to extend! Call us now on 0113 260 0945.



Internal viewing is highly recommended to appreciate the size and scope of accommodation on offer with this four bedroom detached home. Sat on a large corner plot and being the biggest in the cul-de-sac - there is room to extend if you so wish (with the relevant planning permissions) and still maintain a generous garden.

The home itself has spacious rooms throughout and briefly comprises; Entrance hall, downstairs wc, lounge, dining room and large kitchen/diner to the ground floor. The first floor offers three double bedrooms and a good sized single room as well as the fully tiled house bathroom.

The property benefits from a driveway to the front leading to the single detached garage, providing ample off street parking. The generous gardens offer a lovely space for those with children or who love to entertain.

Mercia Way

Ground Floor

Entrance Hall

Downstairs Wc

Lounge

14' 7" x 10' 9" (4.45m x 3.28m)

Dining Room

9' 7" x 10' 9" (2.92m x 3.28m)

Kitchen / Diner

16' 4" x 12' 7" (4.98m x 3.84m)

First Floor

Landing

Bedroom One

11' 6" x 11' 3" incl robes (3.51m x 3.43m incl robes)

Bedroom Two

9' 5" x 11' 6" (2.87m x 3.51m)

Bedroom Three

9' 8" x 10' 1" (2.95m x 3.07m)

Bedroom Four

9' 6" x 6' 6" (2.90m x 1.98m)

Bathroom

Outside

Agents Note



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welcome to

Mercia Way, Leeds

- Four Bedroom Detached Home
- Generous Corner Plot
- Offered with NO CHAIN
- Driveway & Garage
- Spacious Rooms Throughout

Tenure: Freehold EPC Rating: C

£360,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT109735



Property Ref:
CGT109735 - 0005

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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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk