



Baronsway, Leeds LS15 7AW



welcome to

Baronsway, Leeds

WOW!! William H Brown is proud to present to the market this deceptively spacious THREE bedroom DETACHED house for sale now. This property may be of particular interest in those looking for their forever home. Spacious and picturesque landscape garden to the rear.



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This property comprises in brief on the ground floor of an entrance hall leading to the lounge, dining room, kitchen, conservatory and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the house bathroom with separate room for W/C. Externally, to the front this property benefits from a large flagged garden and double garage providing off-street parking for multiple vehicles. Additionally, to the rear there is a large south facing picturesque landscape garden benefiting from a varied elevations and a flagged patio area perfect for summertime entertaining.

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 and the Springs at Thorpe Park which offers restaurants and a cinema. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

Entrance Hall

Kitchen

11' 3" x 8' 2" (3.43m x 2.49m)

Lounge/Dining Room

26' 3" x 12' 3" (8.00m x 3.73m)

Conservatory

18' 5" x 10' 2" (5.61m x 3.10m)

Bedroom One

13' 7" x 8' 7" (4.14m x 2.62m)

Bedroom Two

11' 8" x 10' 5" (3.56m x 3.17m)

Bedroom Three

8' 11" x 8' 3" (2.72m x 2.51m)

Bathroom



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Baronsway, Leeds

- DETACHED HOUSE
- TWO RECEPTION ROOMS INCLUDING CONSERVATORY
- THREE BEDROOMS; TWO WITH INTEGRATED WARDROBES
- OFF-STREET PARKING; DOUBLE GARAGE AND DRIVEWAY
- LARGE SCENIC GARDEN TO THE REAR

Tenure: Freehold EPC Rating: D

£375,000



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Property Ref:
CGT109878 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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Please note the marker reflects the postcode not the actual property