



Laburnum Gardens, Seacroft Leeds LS14 6WU



welcome to

Laburnum Gardens, Seacroft Leeds

William H Brown is proud to present to this beautiful modernised THREE bedroom SEMI-DETACHED house. This property has been done to exceptional standards and beautifully finished with attention to detail throughout, perfect for families looking for their forever home. DO NOT MISS OUT!



William H Brown is proud to present to this beautiful modernised THREE bedroom SEMI-DETACHED HOUSE. This property has been done to exceptional standards and beautifully finished with attention to detail throughout, perfect for families looking for their forever home. Open plan kitchen, lounge and dining room, master bedroom with en-suite, garage and driveway.

This property comprises on the ground floor of an entrance hall giving access to the large and spacious open plan kitchen, lounge and dining room with patio doors into the rear garden, guest W/C and staircase to the first floor. To the first floor there is a landing leading to two bedroom and the house bathroom. To the second floor there is the master bedrooms with an en-suite. Externally, this property benefits from a driveway and garage to the side and to the rear there is a lawn garden with a flagged patio area perfect for summertime entertaining.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

Ground Floor

Entrance Hall

Kitchen/Lounge/Dining Room

14' 7" x 26' 2" (4.45m x 7.98m)

Guest W/C

First Floor

Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m)

Bedroom Three

8' 7" x 9' 4" (2.62m x 2.84m)

Bathroom

Second Floor

Bedroom One; En-Suite

14' 6" x 13' 2" (4.42m x 4.01m)



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Laburnum Gardens, Seacroft Leeds

- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- THREE BEDROOMS; ONE EN-SUITE
- OPEN PLAN KITCHEN/DINING ROOM
- PRIVATE GARDEN TO THE REAR

Tenure: Freehold EPC Rating: B

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT109957](https://www.williamhbrown.co.uk/Property/CGT109957)



Property Ref:
CGT109957 - 0003

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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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