









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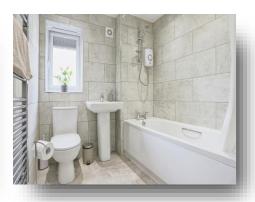
- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- THREE BEDROOMS; ONE EN-SUITE
- OPEN PLAN KITCHEN/DINING ROOM
- PRIVATE GARDEN TO THE REAR

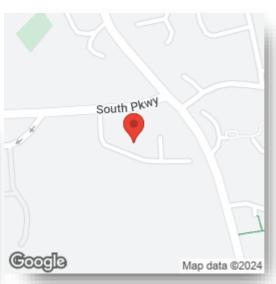
Tenure: Freehold EPC Rating: B

# £280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT109957



Property Ref: CGT109957 - 0003 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.





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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.