



**Skelwith Walk, Leeds LS14 6SU**



**welcome to**

**Skelwith Walk, Leeds**

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale now. This property benefits from a large DRIVEWAY to the front providing OFF-STREET parking for multiple vehicles and a garden to the rear. Viewings are highly recommended, call us now on 0113 260 0945.



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This property comprises on the ground floor; entrance hallway leading to the lounge, dining room, kitchen, utility room and staircase to the first floor. To the first floor there is a landing leading to three bedrooms and the house bathroom. Externally, this property benefits from a driveway to the front providing off-street parking. Additionally, to the rear there is a spacious garden with shed for additional external storage

Please note- This property was originally built as a five bedroom house. Vendors currently use as three bedrooms however there is potential to convert back to five bedrooms.

LS14 enjoys a good range of local amenities with convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route. Minutes from Asda Killingbeck Shopping Park. Good vehicular access to Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.



**view this property online** [williamhbrown.co.uk/Property/CGT109993](http://williamhbrown.co.uk/Property/CGT109993)



### Entrance Hall

### Lounge

14' 5" x 11' 2" ( 4.39m x 3.40m )

### Diner

7' 2" x 8' 9" ( 2.18m x 2.67m )

### Kitchen

7' 11" x 14' 6" ( 2.41m x 4.42m )

### Utility Room

6' 4" x 7' 3" ( 1.93m x 2.21m )

### Bedroom One

14' 6" x 9' ( 4.42m x 2.74m )

### Bedroom Two

14' 5" x 9' 4" ( 4.39m x 2.84m )

### Bedroom Three

9' 9" x 7' 4" ( 2.97m x 2.24m )

### Bathroom



welcome to

## Skelwith Walk, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- 2 RECEPTION ROOMS; UTILITY ROOM
- OFF-STREET PARKING; DRIVEWAY
- GARDEN TO THE REAR

Tenure: Freehold EPC Rating: D

offers over

**£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109993 - 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.



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