



**Brooklands Lane, LEEDS LS14 6QH**



**welcome to**

**Brooklands Lane, 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 DRIVEWAY for multiple vehicles and a LARGE garden to the rear. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This property comprises on the ground floor; welcoming entrance hall giving access to the lounge, kitchen, dining room, hallway which leads to the utility room and the guest W/C. To the first floor there is a landing leading to three bedrooms and the house bathroom. Externally, to the front there is a large paved driveway providing off-street parking for multiple vehicles. To the rear, there is a large fully enclosed rear garden.

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.

### **Entrance Hall**

### **Lounge**

11' x 13' 6" ( 3.35m x 4.11m )

### **Kitchen**

13' 9" x 8' 5" ( 4.19m x 2.57m )

### **Dning Room**

6' 1" x 11' ( 1.85m x 3.35m )

### **Utility Room**

4' 4" x 8' 4" ( 1.32m x 2.54m )

### **Guest W/C**

### **Bedroom One**

11' 3" x 12' 5" ( 3.43m x 3.78m )

### **Bedroom Two**

17' 2" x 8' 5" ( 5.23m x 2.57m )

### **Bedroom Three**

### **Bathroom**



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welcome to

## Brooklands Lane, LEEDS

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM AND GUEST W/C
- OFF-STREET PARKING; DRIVEWAY

Tenure: Freehold EPC Rating: D

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110160 - 0002

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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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