



Baronsway, Leeds LS15 7AW



welcome to

Baronsway, Leeds

William H Brown is proud to present to the market this FOUR bedroom DETACHED house for sale now. This property benefits from TWO reception rooms, GUEST W/C, JACK & JILL EN-SUITE, DRIVEWAY and GARAGE. Viewings are highly recommended to appreciate this FOREVER FAMILY HOME.



This four bedroom detached home is keen to appeal to those looking to up-size into their forever family home, comprising on the ground floor of a welcoming entrance hall giving access to the staircase rising to the first floor, lounge/diner, kitchen, guest W/C, garden room and additional entrance hall from the rear with staircase rising to the first floor. To the first floor there is a landing leading to four bedrooms, family bathroom and the Jack & Jill en-suite to bedroom one and bedroom two.

Externally, to the front there is a garage and driveway providing off-street parking for multiple vehicles which is fully enclosed and secured with metal gates. Additionally, to the rear there is a well maintained garden with a combination of vibrant greenery, raised boarder with plants and shrubs and paving; 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. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route. Crossgates offers a train station and good bus routes to the city and surrounding areas.



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Ground Floor

Kitchen

7' 8" x 9' 9" (2.34m x 2.97m)

Guest W/C

Lounge/Diner

25' 2" x 10' 8" (7.67m x 3.25m)

Garden Room

9' 3" x 8' 7" (2.82m x 2.62m)

First Floor

Bedroom One

11' 8" x 11' (3.56m x 3.35m)

Jack & Jill En-Suite

Bedroom Two

13' 3" x 8' (4.04m x 2.44m)

Bedroom Three

9' 9" x 9' 4" (2.97m x 2.84m)

Bedroom Four

9' 9" x 6' 7" (2.97m x 2.01m)

Family Bathroom



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Baronsway, Leeds

- DETACHED HOUSE; FOUR BEDROOMS
- TWO RECEPTION ROOMS; GARDEN ROOM
- GUEST W/C, FAMILY BATHROOM, JACK & JILL EN-SUITE
- OFF-STREET PARKING; DRIVE WAY AND GARAGE
- IMPRESSIVE GARDEN TO THE REAR

Tenure: Freehold EPC Rating: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110252 - 0004

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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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)