



Kingswear Close, Leeds LS15 8RX

welcome to

Kingswear Close, Leeds

William H Brown is proud to present to the market this FOUR bedroom SEMI-DETACHED EXTENDED BUNGALOW for sale now. This property benefits from TWO RECEPTION rooms, FRONT and REAR GARDENS, OFF-STREET PARKING. Viewings are highly recommended to appreciate the potential this property has, call us now.



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This property comprises in brief; ground floor welcoming landing giving access to the kitchen, dining room, utility room, lounge, conservatory, two bedrooms, bathroom and a staircase rising to the first floor. To the first floor there is a landing leading to two bedrooms; one en-suite, study room. Externally, to the front there is low maintenance lawn garden with paved driveway and garage providing off-street parking for multiple vehicles. Additionally,, to the rear there is a low maintenance garden with paved patio area;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 which offers restaurants and a cinema. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Whitkirk & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.



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Ground Floor

Lounge

16' 5" MAX x 12' 7" MAX (5.00m MAX x 3.84m MAX)

Kitchen

9' 7" MAX x 10' 3" MAX (2.92m MAX x 3.12m MAX)

Dining Room

10' 4" MAX x 10' 4" MAX (3.15m MAX x 3.15m MAX)

Utility Room

Bedroom Two

11' 6" MAX x 11' 8" MAX (3.51m MAX x 3.56m MAX)

Conservatory

11' 8" MAX x 13' 2" MAX (3.56m MAX x 4.01m MAX)

Bedroom Three

9' 3" MAX x 8' 4" MAX (2.82m MAX x 2.54m MAX)

Bathroom

First Floor

Bedroom One; En-Suite

18' 2" MAX x 15' 5" MAX (5.54m MAX x 4.70m MAX)

Bedroom Four

9' 3" MAX x 8' 3" MAX (2.82m MAX x 2.51m MAX)

Study Room



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Kingswear Close, Leeds

- SEMI-DETACHED EXTENDED BUNGALOW
- FOUR BEDROOMS
- ONE MAIN BATHROOM; ONE EN-SUITE
- TWO RECEPTION ROOMS; CONSERVATORY
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110428 - 0005

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.

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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