



Poole Road, Leeds LS15 7HD

welcome to

Poole Road, Leeds

A fantastic opportunity to purchase this well-proportioned three-bedroom semi-detached family home located on a generous corner plot. The property offers ample living space across two floors, complemented by well-maintained front and rear gardens, off-street parking and a detached garage.



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As you enter the home through the front door, you're welcomed into a hallway which provides access to the spacious living room, perfect for relaxing or entertaining. The bright and airy kitchen/dining area, featuring a modern layout with a designated pantry for extra storage. The rear door from the kitchen provides easy access to the back garden. Upstairs, the first floor comprises three bedrooms and a family bathroom. Bedroom 1 and Bedroom 2 are generously sized doubles, while Bedroom 3 makes an ideal single room, nursery, or home office. The family bathroom is conveniently located at the top of the stairs.

Externally, the property boasts a corner plot setting with front and rear gardens. A private driveway leads to the detached garage, providing secure off-street parking and additional storage.

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

Lounge

15' 2" MAX x 14' 7" MAX (4.62m MAX x 4.45m MAX)

Kitchen/Diner

15' 5" MAX x 8' 3" MAX (4.70m MAX x 2.51m MAX)

First Floor

Bedroom One

11' 1" MAX x 13' 1" MAX (3.38m MAX x 3.99m MAX)

Bedroom Two

12' 3" MAX x 8' 9" MAX (3.73m MAX x 2.67m MAX)

Bedroom Three

7' 1" MAX x 9' 2" MAX (2.16m MAX x 2.79m MAX)

Bathroom



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- 3 BEDROOM SEMI-DETACHED HOUSE
- CORNER PLOT
- OPEN PLAN KITCHEN AND DINER WITH PANTRY
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110776 - 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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk