



Pinfold Road, Leeds LS15 0PN

welcome to

Pinfold Road, Leeds

Welcome to this charming semi-detached house, featuring two spacious reception rooms perfect for entertaining and family gatherings. The property boasts both front and rear gardens, off-street parking; driveway and garage providing secure parking and extra storage.

Ground Floor

Lounge

11' 6" MAX x 12' 9" MAX (3.51m MAX x 3.89m MAX)

Lounge with integrated gas fire, window to the front and side.

heated towel rail.

Dining Room

16' 3" MAX x 9' 8" MAX (4.95m MAX x 2.95m MAX)

Dining room with through access into the kitchen, window to the rear and side.

Kitchen

10' 4" MAX x 7' 2" MAX (3.15m MAX x 2.18m MAX)

Kitchen with fully fitted wall and base units, integrated appliances, window to the rear, door to the side giving access to the rear garden.

First Floor

Bedroom One

11' 4" MAX x 13' 1" MAX (3.45m MAX x 3.99m MAX)

Laminate flooring throughout, window to the front, central heating radiator.

Bedroom Two

12' 7" MAX x 10' 3" MAX (3.84m MAX x 3.12m MAX)

Carpeted throughout, window to the rear, central heating radiator.

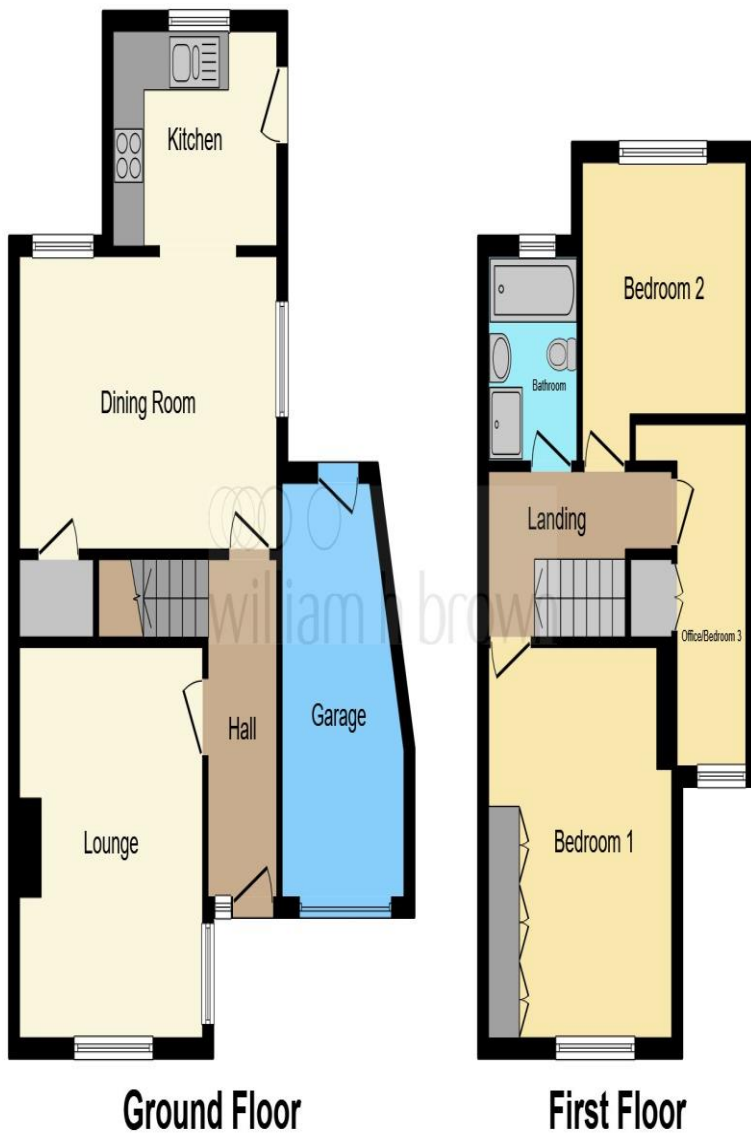
Bedroom Three

7' 5" MAX x 11' 4" MAX (2.26m MAX x 3.45m MAX)

Smallest bedroom of the three; perfect for a childrens bedroom/ home office etc. Laminate flooring throughout, window to the front and central heating radiator.

Bathroom

Bathroom incorporating; bath tub, walk-in shower, washing hand basin within integrated storage unit, W/C, tiled walls throughout, window to the rear,



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Pinfold Road,
Leeds

- SEMI-DETACHED EXTENDED HOUSE
- THREE BEDROOMS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- TWO SPACIOUS RECEPTION ROOMS
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£270,000



view this property online williamhbrown.co.uk/Property/CGT110755



Property Ref:
CGT110755 - 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