



**Barden Lane, Leeds LS14 1FZ**

*welcome to*

## **Barden Lane, Leeds**

This beautifully maintained 4-bedroom semi-detached townhouse spans three spacious floors, offering modern family living in a sought-after location. The property features a bright and airy layout, including a generous living area, well-appointed kitchen, and four comfortable bedrooms.





This beautifully maintained 4-bedroom semi-detached townhouse spans three spacious floors, offering modern family living in a sought-after location. The property features a bright and airy layout, including a generous living area, well-appointed kitchen, and four comfortable bedrooms. Enjoy the convenience of off-street parking with a private driveway and a charming rear garden—perfect for relaxing or entertaining. A superb opportunity to secure a stylish and versatile home.

#### Ground Floor:

Step into a welcoming hallway that leads to a bright and spacious lounge, perfect for relaxing or entertaining. To the rear, a generous kitchen/diner provides ample space for cooking and family meals, with direct access to the garden. A convenient WC completes the ground floor.

#### First Floor:

The first floor hosts three well-proportioned bedrooms—ideal for children, guests, or home office use—along with a central landing and a stylish family bathroom.

#### Second Floor:

The top floor is dedicated to a luxurious primary bedroom suite, featuring a large bedroom 1 and a private en-suite bathroom, offering a peaceful retreat from the rest of the home.

#### Ground Floor

##### Kitchen/Diner

15' 5" MAX x 9' 4" MAX ( 4.70m MAX x 2.84m MAX )

##### Lounge

16' 3" MAX x 10' 7" MAX ( 4.95m MAX x 3.23m MAX )

##### Guest W/C

#### First Floor

##### Bedroom Two

13' 5" MAX x 8' 9" MAX ( 4.09m MAX x 2.67m MAX )

##### Bedroom Three

8' 3" MAX x 12' 3" MAX ( 2.51m MAX x 3.73m MAX )

##### Bedroom Four

7' 1" MAX x 10' 4" MAX ( 2.16m MAX x 3.15m MAX )

#### Bathroom

#### Second Floor

##### Bedroom One; En-Suite

12' 3" MAX x 18' 2" MAX ( 3.73m MAX x 5.54m MAX )



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## **Barden Lane, Leeds**

- SEMI-DETACHED TOWNHOUSE
- ACCOMMODATION OVER THREE FLOORS
- FOUR SPACIOUS BEDROOMS; ONE EN-SUITE
- WELL MAINTAINED THROUGHOUT
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110846 - 0003

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