



**Bolton Court, Leeds LS14 6NB**



***welcome to***

**Bolton Court, Leeds**

This stylish and modern two-bedroom semi-detached home offers move-in-ready accommodation, perfect for a professional couple or a growing family. Set in a highly sought-after location, the property benefits from off-street parking and combines comfort with convenience.





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Offered with no onward chain, this well-proportioned two-bedroom semi-detached home is arranged over three floors and provides ready-to-move-into accommodation that is sure to appeal to a wide range of buyers. The ground floor features an entrance hallway, a spacious double bedroom, and a modern shower room. On the first floor, you'll find a bright and contemporary open-plan kitchen and lounge area, while the second floor hosts a second double bedroom complete with an en-suite bathroom. Externally, the property benefits from off-street parking and a lawned garden to the front, offering both practicality and curb appeal.

## Ground Floor

### Entrance Hall

### Bedroom Two

15' 2" MAX x 10' 3" MAX ( 4.62m MAX x 3.12m MAX )

### Shower Room

### First Floor

### Kitchen / Lounge / Dining

15' 5" MAX x 15' 3" MAX ( 4.70m MAX x 4.65m MAX )

## Second Floor

### Bedroom One; En-Suite

15' 3" MAX x 15' 3" MAX ( 4.65m MAX x 4.65m MAX )



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## welcome to Bolton Court, Leeds

- SEMI-DETACHED TOWN HOUSE
- TWO DOUBLE BEDROOMS
- SHOWER ROOM AND MASTER BEDROOM EN-SUITE
- OPEN PLAN KITCHEN/LOUNGE/DINING ROOM
- OFF-STREET PARKING; DRIVEWAY/PARKING SPACE

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

# £165,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110855 - 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.



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