



Elm Drive, Leeds LS14 6FQ



welcome to

Elm Drive, Leeds

This unique home features four spacious bedrooms, a modern kitchen/dining area, en-suite master, and a beautifully landscaped rear garden. With off-street parking, a driveway, and garage, it offers comfort, style, and convenience. Viewings are highly recommended to appreciate this family home.



Step into this beautifully designed four-bedroom detached home, where character meets comfort. Boasting a spacious kitchen/dining room perfect for entertaining, a luxurious en-suite in the master bedroom, and a thoughtfully landscaped rear garden, this home offers both elegance and practicality. Enjoy the convenience of off-street parking, a private driveway, and a secure garage. A truly unique property that blends modern living with distinctive charm—ideal for families seeking space, style, and serenity.

This stylish two-story detached home offers a well-balanced layout ideal for modern family living. The ground floor features a welcoming hall giving access to a spacious kitchen/dining room perfect for entertaining, a comfortable lounge, and a convenient WC. Upstairs, the first floor comprises four well-proportioned bedrooms, including a generous master with en-suite, a family bathroom, and a central landing area that connects each room seamlessly.

Ground Floor

Kitchen/Dining Room

18' 9" MAX x 13' 11" MAX (5.71m MAX x 4.24m MAX)

Lounge

21' 8" MAX x 11' 2" MAX (6.60m MAX x 3.40m MAX)

Guest W/C

First Floor

Bedroom One; En-Suite

12' 2" MAX x 11' 2" MAX (3.71m MAX x 3.40m MAX)

Bedroom Two

12' 8" MAX x 9' 1" MAX (3.86m MAX x 2.77m MAX)

Bedroom Three

8' 4" MAX x 12' 1" MAX (2.54m MAX x 3.68m MAX)

Bedroom Four

9' 9" MAX x 10' 7" MAX (2.97m MAX x 3.23m MAX)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT110844



welcome to Elm Drive, Leeds

- DETACHED HOUSE; UNIQUE STYLE
- FOUR BEDROOMS; MASTER BEDROOM WITH EN-SUITE
- SPACIOUS KITCHEN/DINING ROOM
- GUEST W/C FOR CONVENIENCE
- LANDSCAPED REAR GARDEN

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

£360,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110844



Property Ref:
CGT110844 - 0003

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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk