



**Lulworth Crescent, Leeds LS15 8PA**



***welcome to***

**Lulworth Crescent, Leeds**

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This well-designed two-story home offers a practical and inviting layout. On the ground floor, the entrance opens into a central hallway, leading to a spacious L-shaped dining and living room—perfect for both everyday living and entertaining. The kitchen is conveniently accessed through an open doorway from the dining area, creating a seamless flow between the main living spaces. Upstairs, the landing connects to three well-proportioned rooms, along with a bathroom and a separate toilet, all thoughtfully arranged to provide comfort and functionality.

The property also benefits from a garage fitted with electrics and a macerator, offering added convenience and versatility—ideal for utility use, storage, or workshop space.

## Ground Floor

### Lounge/Dining Room

12' 3" MAX x 26' 9" MAX ( 3.73m MAX x 8.15m MAX )

### Kitchen

## First Floor

### Bedroom One

16' 3" MAX x 10' 8" MAX ( 4.95m MAX x 3.25m MAX )

### Bedroom Two

11' 4" MAX x 10' 8" ( 3.45m MAX x 3.25m )

### Bedroom Three

10' MAX x 7' 5" MAX ( 3.05m MAX x 2.26m MAX )

### Bathroom

### Garage



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## **Lulworth Crescent, Leeds**

- SEMI-DETACHED HOME; THREE BEDROOMS
- SPACIOUS L-SHAPED LOUNGE AND DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM WITH SEPARATE TOILET
- WELL-MAINTAINED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110569 - 0004

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