



Brooklands Close, LEEDS LS14 6SQ

welcome to

Brooklands Close, LEEDS

Beautifully maintained THREE DOUBLE BEDROOM home, offering spacious and modern living throughout. This charming property features a bright lounge, a well-equipped kitchen, and a separate UTILITY ROOM. Ideal for families or first-time buyers alike, boasting a private garden and OFF STREET PARKING.



Beautifully maintained three-bedroom semi-detached home, offering spacious and modern living throughout. This charming property features a bright lounge, a well-equipped kitchen, and a separate utility room for added convenience. Ideal for families or first-time buyers, boasting a private garden.

This well-maintained three-bedroom semi-detached home is thoughtfully arranged over two floors. The ground floor features a welcoming hallway that leads into a spacious living room at the front of the property, perfect for relaxing or entertaining. To the rear, a modern kitchen offers a practical and sociable space. Separate utility room accessible from the entrance hall—ideal for laundry and additional storage. Upstairs, the first floor comprises three bedrooms: a generous master bedroom at the rear, and two bedrooms position to the front, direct access from the first floor landing to the family bathroom. The layout is both functional and family-friendly, with each room well-positioned to maximise space and natural light.

Ground Floor

Lounge

14' 11" MAX x 13' 2" MAX (4.55m MAX x 4.01m MAX)

Kitchen

7' 10" MAX x 17' 10" MAX (2.39m MAX x 5.44m MAX)

Utiltiy Room

8' 10" MAX x 5' 10" MAX (2.69m MAX x 1.78m MAX)



First Floor

Bedroom One

11' MAX x 11' 10" MAX (3.35m MAX x 3.61m MAX)

Bedroom Two

10' 5" MAX x 11' 10" MAX (3.17m MAX x 3.61m MAX)

Bedroom Three

7' 6" MAX x 10' 6" MAX (2.29m MAX x 3.20m MAX)

Bathroom



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Brooklands Close, LEEDS

- GUIDE PRICE £210,000-£220,000
- SEMI-DETACHED HOME OFFERED WITH NO CHAIN
- THREE WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN; INTEGRATED APPLIANCES
- UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110754 - 0007

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