

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











welcome to

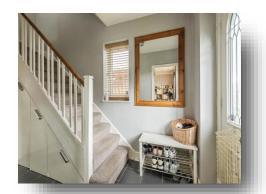
Brooklands Close, LEEDS

- 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

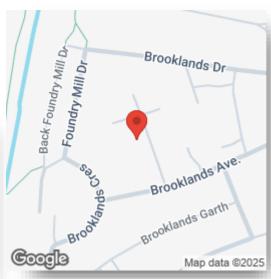
Council Tax Band: A

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110754



Property Ref: CGT110754 - 0007 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.





0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk

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.