



Knightsway, Leeds LS15 7BP

welcome to

Knightsway, Leeds

Nestled in a sought-after residential area, this spacious three-bedroom semi-detached property offers fantastic potential for modernisation throughout. Boasting a generous driveway and a detached garage to the rear, the home features an open-plan kitchen and dining area—perfect for family living.



Nestled in a sought-after residential area, this spacious three-bedroom semi-detached property offers fantastic potential for modernisation throughout. Boasting a generous driveway and a detached garage to the rear, the home features an open-plan kitchen and dining area—perfect for family living and entertaining.

This well-laid-out two-storey home features a welcoming entrance hall that leads into a spacious front-facing lounge, ideal for relaxing or entertaining. At the rear of the property, the open-plan kitchen and dining room spans the full width of the house, offering a versatile space perfect for family meals and social gatherings. Upstairs, the first floor comprises three well-proportioned bedrooms, a central landing, and a shower room with separate W/C room. Additionally, to the front there is a large driveway providing off-street parking. Also, the property includes a shed and greenhouse, both with an electric supply, while the garage is fully equipped with electrics and plumbing, having been previously used as a utility room.

Ground Floor

Lounge

11' 6" MAX x 14' 3" MAX (3.51m MAX x 4.34m MAX)

Kitchen/Dining Room

18' 1" MAX x 14' 4" MAX (5.51m MAX x 4.37m MAX)

First Floor

Bedroom One

13' 9" MAX x 9' MAX (4.19m MAX x 2.74m MAX)

Bedroom Two

7' 7" MAX x 13' 7" MAX (2.31m MAX x 4.14m MAX)

Bedroom Three

8' 5" MAX x 6' 5" MAX (2.57m MAX x 1.96m MAX)

Shower Room; Seperate W/C



view this property online williamhbrown.co.uk/Property/CGT110835



welcome to Knightsway, Leeds

- SEMI-DETACHED HOME
- THREE BEDROOMS
- OPEN-PLAN KITCHEN/DINING ROOM
- SHOWER ROOM; SEPARATE W/C ROOM
- RENOVATION POTENTIAL THROUGHOUT

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

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110835



Property Ref:
CGT110835 - 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