



York Road, Leeds LS14 6AA



welcome to

York Road, Leeds

This well-maintained semi-detached property features three generous bedrooms, two bright reception rooms, and a modern, flexible layout ideal for family living. Benefits include off-street parking, a private driveway, and a good-sized rear garden.



Welcome to this beautifully arranged two-story semi-detached home, offering a practical and inviting layout ideal for modern family living. Upon entering, you're welcomed by a bright and spacious hallway that leads into the heart of the home. At the front, the living room provides a generous space for relaxing or entertaining, with large windows that fill the room with natural light. Adjacent to this is a separate dining room, perfect for family meals or hosting guests, with a seamless flow into the rest of the ground floor. To the rear, the kitchen is well-equipped with ample worktop space and modern fittings, offering direct access to the garden—ideal for summer dining or outdoor play.

Upstairs, the first floor hosts three well-proportioned bedrooms. The main bedroom sits at the front, offering a spacious retreat with room for wardrobes and additional furnishings. Bedroom two and bedroom three both offer comfortable accommodation for children, guests, or home office use. A central landing connects all rooms and leads to a stylish shower room, fitted with contemporary fixtures and finishes.

The garden is well-equipped with practical outdoor features, including three double electricity sockets that provide ample power for tools, lighting, or garden appliances. An outdoor tap is conveniently available for watering plants, cleaning, or connecting a hose. Additionally, the shed is fitted with an electricity connection and internal lighting.

Ground Floor

Lounge

12' MAX x 13' 3" MAX (3.66m MAX x 4.04m MAX)

Dining Room

12' 3" MAX x 10' 9" MAX (3.73m MAX x 3.28m MAX)

Kitchen

7' 5" MAX x 12' 2" MAX (2.26m MAX x 3.71m MAX)

First Floor

Bedroom One

14' 8" MAX x 11' 2" MAX (4.47m MAX x 3.40m MAX)

Bedroom Two

11' 4" MAX x 10' 3" MAX (3.45m MAX x 3.12m MAX)

Bedroom Three

7' MAX x 7' 5" MAX (2.13m MAX x 2.26m MAX)

Shower Room

Loft



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- SEMI-DETACHED PROPERTY; THREE BEDROOMS
- TWO RECEPTION ROOMS; LOUNGE AND DINING ROOM
- WELL MAINTAINED THROUGHOUT
- OFF-STREET PARKING; DRIVEWAY
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110849 - 0003

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