



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.



Ground Floor

Cupboard/storage under stairs, with electricity power outlet and light.

Loft is insulated, boarded, carpeted and partially wall-panelled with a Velux window, electricity power, light and fitted wooden loft ladder.

Lounge

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

Lounge which is positioned to the front of the property benefiting from a large bay triple glazed window allowing lots of natural light flow within this room.

Dining Room

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

Dining room with sliding double glazed patio doors giving direct access into the rear garden.

Kitchen

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

Kitchen with ample worktop space and modern fittings, integrated appliances, spotlights, direct access to the garden—ideal for summer dining or outdoor play.

First Floor

Bedroom One

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

Carpeted throughout, large bay triple glazed window to the front.

Bedroom Two

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

Fitted wardrobes, double glazed window to the rear, Oak/engineered solid wood flooring throughout.

Bedroom Three

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

Triple glazed window to the front, Oak/engineered solid wood flooring throughout.

Shower Room

Modern shower room incorporating; walk-in shower, W/C and washing hand basin within a fitted storage unit, window to the side.

Loft



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- ***GUIDE PRICE £250,000 - £260,000***
- SEMI-DETACHED PROPERTY; THREE BEDROOMS
- TWO RECEPTION ROOMS; LOUNGE AND DINING ROOM
- OFF-STREET PARKING; DRIVEWAY
- GENEROUS REAR GARDEN

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

guide price
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110849 - 0005

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