

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.

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 \times 10' 9" MAX (3.73m MAX \times 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 \times 11' 2" MAX (4.47m MAX \times 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

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





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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

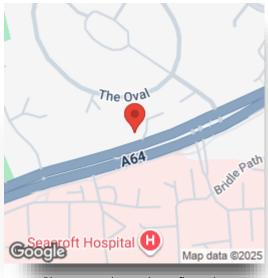
guide price

£250,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT110849 - 0005 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.



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