









welcome to

Spur Drive, Leeds

GUIDE PRICE £400,000 - £410,000 This family home offers versatile living boasting a KITCHEN DINER, TWO RECEPTION ROOMS plus a CONSERVATORY perfect for family life and entertaining. Having a WC and family bathroom, DRIVEWAY, GARAGE a GENEROUS GARDEN. CALL TO VIEW!





Step through the main entrance into a welcoming hallway that sets the tone for the rest of the home. Immediately to your left is a guest W/C. At the heart of the home lies a spacious kitchen/dining room, perfect for family meals and social gatherings. This well-appointed space features modern appliances, ample worktop space, and a breakfast bar. Adjacent to the kitchen is a comfortable living room, ideal for relaxing evenings. This room flows seamlessly into a formal dining room, perfect for hosting dinner parties or festive occasions. From here, sliding patio doors open into a bright and airy conservatory, offering additional living space with tranquil views over the rear garden—ideal for year-round enjoyment.

Upstairs, the property boasts four generously sized bedrooms, each offering a peaceful retreat. Bedroom 1 and Bedroom 2 are located at the front of the house, both benefiting from large windows that flood the rooms with natural light. Bedrooms 3 and 4 are positioned at the rear, offering privacy and quiet—ideal for children, guests, or a home office setup. To the rear is the family bathroom which completes the first floor level.

The property includes a well-equipped garage, featuring full electrical connectivity with power outlets and overhead lighting, making it ideal for secure vehicle storage, a workshop, or additional utility space.

Ground Floor

Kitchen/Dining Room

16' 3" MAX x 12' 7" MAX (4.95m MAX x 3.84m MAX)

Dining Room

9' 7" MAX x 10' 9" MAX (2.92m MAX x 3.28m MAX)

Conservatory

11' 8" MAX x 7' 9" MAX (3.56m MAX x 2.36m MAX)

Lounge

14' 7" MAX x 10' 9" MAX (4.45m MAX x 3.28m MAX)

Guest W/C

First Floor

Bedroom One

11' 3" MAX x 12' 1" MAX (3.43m MAX x 3.68m MAX)

Bedroom Two

9' 4" MAX x 12' 1" MAX (2.84m MAX x 3.68m MAX)

Bedroom Three

10' 1" MAX x 9' 9" MAX (3.07m MAX x 2.97m MAX)

Bedroom Four

6' 5" MAX x 9' 8" MAX (1.96m MAX x 2.95m MAX)

Bathroom











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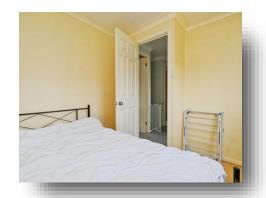
Spur Drive, Leeds

- GUIDE PRICE £400,000 £410,000
- DETACHED FOUR-BEDROOM FAMILY HOME
- MODERN KITCHEN/DINING ROOM
- LOUNGE & DINING ROOM
- BRIGHT CONSERVATORY WITH GARDEN VIEWS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT110964 - 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.



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