



Spur Drive, Leeds LS15 8UD

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

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