



**Ring Road, Halton LEEDS LS15 7AE**



*welcome to*

## **Ring Road, Halton LEEDS**

A beautifully presented detached three-bedroom home featuring a spacious open-plan kitchen, lounge, and dining area. Boasting a large driveway to the front and a versatile outbuilding currently used as a bar, this property offers both comfort and character—perfect for modern family living.



A beautifully presented detached three-bedroom home featuring a spacious open-plan kitchen, lounge, and dining area. Boasting a large driveway to the front and a versatile outbuilding currently used as a bar, this property offers both comfort and character—perfect for modern family living and entertaining.

The floor plan comprises three distinct sections: the Ground Floor, First Floor, and an Outbuilding. On the Ground Floor, the layout includes a Lounge/Dining Room, a Sitting Room, a Hall, a Porch, a Kitchen, and a Utility area, offering a well-distributed space for both relaxation and daily activities. Moving to the First Floor, there are three bedrooms—Bedroom 1, Bedroom 2, and Bedroom 3—along with a Landing area and a Bathroom, providing ample private space for residents.

Separate from the main house, the Outbuilding is designated as a Garden Bar, ideal for leisure or entertaining guests.

## Ground Floor

### Sitting Room

12' 6" MAX x 13' 6" MAX ( 3.81m MAX x 4.11m MAX )

### Lounge/Dining Room

11' 3" MAX x 22' 6" MAX ( 3.43m MAX x 6.86m MAX )

### Kitchen

8' 3" MAX x 9' 6" MAX ( 2.51m MAX x 2.90m MAX )

### Utiltiy Room

8' 3" MAX x 5' 4" MAX ( 2.51m MAX x 1.63m MAX )

## Guest W/C

## First Floor

### Bedroom One

12' 6" MAX x 13' 7" MAX ( 3.81m MAX x 4.14m MAX )

### Bedroom Two

11' 3" MAX x 12' 9" MAX ( 3.43m MAX x 3.89m MAX )

### Bedroom Three

7' 2" MAX x 7' 2" MAX ( 2.18m MAX x 2.18m MAX )

## Bathroom



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## **Ring Road, Halton LEEDS**

- DETACHED THREE-BEDROOM HOME
- SPACIOUS OPEN-PLAN KITCHEN, LOUNGE, AND DINING AREA
- GENEROUS DRIVEWAY WITH AMPLE OFF-STREET PARKING
- VERSATILE OUTBUILDING CURRENTLY USED AS A BAR
- LOCATED IN A DESIRABLE RESIDENTIAL AREA

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

guide price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110978 - 0002

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**william h brown**



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West  
Yorkshire, LS15 8DT



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**