



Ring Road, Halton LEEDS LS15 7AE

welcome to

Ring Road, Halton LEEDS

A BEAUTIFULLY EXTENDED home featuring a spacious OPEN PLAN KITCHEN DINER FAMILY ROOM plus LOUNGE and UTILITY ROOM. Boasting a large driveway to the front and a versatile OUTBUILDING CURRENTLY USED AS A BAR. A MODERN family home with CHARM & CHARACTER THROUGHOUT. MUST VIEW



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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welcome to

Ring Road, Halton LEEDS

- SEMI-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

£375.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110978 - 0004

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