









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.



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











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

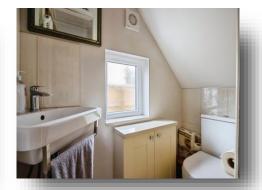
Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£375.000







Baronsmead

Minikirk Ln

Whitkirk Ln

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110978



Property Ref: CGT110978 - 0004 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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