



**Rosgill Drive, LEEDS LS14 6QX**





***welcome to***

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This three-bedroom semi-detached house features a spacious open-plan lounge and dining area, perfect for modern family living and entertaining. The property benefits from well-maintained front and rear gardens, offering plenty of outdoor space and privacy.



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Step through the front door into a welcoming entrance hall, which provides access to the heart of the home. The spacious open-plan lounge and dining area is filled with natural light, creating a warm and inviting atmosphere—ideal for relaxing or entertaining guests. To the rear, the kitchen offers a functional layout with ample storage and worktop space, with views over the rear garden. A staircase from the hallway leads to the first floor.

Upstairs, the property features three well-proportioned bedrooms, offering flexibility for family living, home working, or guest accommodation. The family bathroom is centrally located and includes a three-piece suite.

The property boasts both front and rear gardens. The rear garden is a standout feature—well-kept and ideal for summer enjoyment, it includes a canopy-covered area perfect for al fresco dining and entertaining.

## Ground Floor

### Lounge/Dining Room

19' 7" MAX x 11' 9" MAX ( 5.97m MAX x 3.58m MAX )

### Kitchen

13' 6" MAX x 11' 7" MAX ( 4.11m MAX x 3.53m MAX )

## First Floor

### Bedroom One

11' MAX x 12' 9" MAX ( 3.35m MAX x 3.89m MAX )

### Bedroom Two

8' 4" MAX x 12' 9" MAX ( 2.54m MAX x 3.89m MAX )

### Bedroom Three

7' 3" MAX x 8' 3" MAX ( 2.21m MAX x 2.51m MAX )

### Bathroom



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## **Rosgill Drive, LEEDS**

- NO CHAIN
- SEMI-DETACHED HOUSE
- THREE WELL-PROPORTIONED BEDROOMS
- OPEN-PLAN LOUNGE AND DINING AREA
- REAR GARDEN WITH CANOPY – PERFECT FOR SUMMER ENTERTAINING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110938 - 0002

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