









welcome to

Rosgill Drive, LEEDS

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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 all 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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- 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

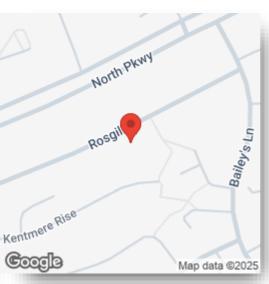
Council Tax Band: A

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110938



Property Ref: CGT110938 - 0002 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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