



**Lyme Chase, Leeds LS14 6XQ**





**welcome to**

## **Lyme Chase, Leeds**

This well-presented semi-detached property features two spacious bedrooms, generous front and rear gardens, a large driveway, and a detached garage. Perfectly suited for those seeking single-level living with ample outdoor space and convenient parking.



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On the ground floor, you'll find a welcoming lounge/dining room with direct access into the rear garden, a kitchen to the rear and a guest W/C. Upstairs, the first floor features two bedrooms and the family bathroom. The property also benefits from generous front and rear gardens, a large driveway, and a detached garage, making it ideal for practical and comfortable living.

## Ground Floor

### Lounge

10' 9" MAX x 24' 3" MAX ( 3.28m MAX x 7.39m MAX )

### Kitchen

13' 1" MAX x 13' 1" MAX ( 3.99m MAX x 3.99m MAX )

## First Floor

### Bedroom One

15' MAX x 11' 10" MAX ( 4.57m MAX x 3.61m MAX )

### Bedroom Two

11' 11" MAX x 8' 5" MAX ( 3.63m MAX x 2.57m MAX )

### Bathroom



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## welcome to Lyme Chase, Leeds

- SEMI-DETACHED PROPERTY
- TWO-BEDROOM
- WELL-MAINTAINED THROUGHOUT
- GARDENS TO THE FRONT AND REAR
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

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

# £240,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111015 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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