









welcome to

York Road, Leeds

If you're looking for a modern & stylish bungalow that is ready to move into then this is it! Boasting a spacious lounge, modern kitchen, conservatory, two double bedrooms & a contemporary bathroom. Externally there are beautiful gardens to the front & rear plus a driveway and a garage. A must view!





This well-arranged bungalow comprises two bedrooms, a spacious openplan lounge and dining area, and a separate kitchen. The conservatory is accessed from bedroom one and opens out to the rear garden, offering a bright and relaxing space. The property also includes a bathroom, a central hall connecting all rooms, and a front porch entrance.

Ground Floor

Lounge/Diner

22' 3" MAX x 11' 8" MAX (6.78m MAX x 3.56m MAX)

Kitchen

7' 8" MAX x 12' MAX (2.34m MAX x 3.66m MAX)

Bedroom One

10' MAX x 11' 9" MAX (3.05m MAX x 3.58m MAX)

Conservatory

8' 8" MAX x 8' 7" MAX (2.64m MAX x 2.62m MAX)

Bedroom Two

10' MAX x 11' 8" MAX (3.05m MAX x 3.56m MAX)

Bathroom











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- GUIDE PRICE 260,000 -270,000
- SEMI DETACHED BUNGALOW
- TWO SPACIOUS BEDROOMS
- OPEN-PLAN LOUNGE AND DINING AREA IDEAL FOR ENTERTAINING AND RELAXING
- BRIGHT CONSERVATORY WITH DIRECT ACCESS TO THE REAR GARDEN

Tenure: Freehold EPC Rating: D

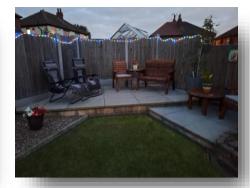
Council Tax Band: B

guide price

£260.000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111059



Property Ref: CGT111059 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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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