



Laurel Hill Way, LEEDS LS15 9EW

welcome to

Laurel Hill Way, LEEDS

This well-presented two-bedroom mid-terrace property features a spacious kitchen/diner, perfect for modern living. Enjoy a private garden to the rear, ideal for relaxing or entertaining. A fantastic opportunity for first-time buyers or investors.



Ground Floor

Lounge

12' 5" MAX x 16' MAX (3.78m MAX x 4.88m MAX)

This inviting room benefits from a front-facing window which allows natural light to brighten the space, central heating radiator and staircase rises to the first floor.

Kitchen/Diner

8' 7" MAX x 12' 6" MAX (2.62m MAX x 3.81m MAX)

The kitchen/diner is a bright and functional space, featuring fully fitted wall and base units that offer ample storage. Integrated appliances provide a sleek and modern finish, while a rear-facing window brings in natural light. The dining area is perfectly positioned with French-style patio doors that open directly into the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining or family meals.

First Floor

Bedroom One

9' 1" MAX x 12' 4" MAX (2.77m MAX x 3.76m MAX)

Window to the rear, central heating radiator.

Bedroom Two

8' 8" MAX x 12' 4" MAX (2.64m MAX x 3.76m MAX)

Two windows to the front, central heating radiator.

Bathroom

The bathroom is well-appointed, incorporating a bath tub with shower facilities for added convenience. It also features a wash hand basin and WC, complemented by a heated towel rail for comfort and practicality.



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welcome to

Laurel Hill Way, LEEDS

- MID-TERRACE HOUSE; TWO-BEDROOMS
- KITCHEN/DINING ROOM
- GARDEN TO THE REAR
- RECENTLY RENOVATED KITCHEN AND BATHROOM
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

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

£215,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111076 - 0006

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