



Kelmscott Green, Leeds LS15 8LG

welcome to

Kelmscott Green, Leeds

This well-presented mid-terrace property offers three bedrooms, complemented by a bright conservatory and a generous rear garden—perfect for relaxing or entertaining. Additional benefits include off-street parking via a private driveway, making this an ideal home for families or first-time buyers.



On the ground floor, the entrance hall leads into a spacious lounge that spans the left side of the property, providing a comfortable living area. Adjacent to the lounge is a well-equipped kitchen, which opens into a bright conservatory at the rear—perfect for enjoying garden views and natural light. Upstairs, the first floor comprises three bedrooms and a family bathroom.

Ground Floor

Lounge

12' 3" MAX x 14' 10" MAX (3.73m MAX x 4.52m MAX)

Kitchen

8' 3" MAX x 15' 4" MAX (2.51m MAX x 4.67m MAX)

Conservatory

9' 5" MAX x 11' 2" MAX (2.87m MAX x 3.40m MAX)



First Floor

Bedroom One

14' 8" MAX x 10' 3" MAX (4.47m MAX x 3.12m MAX)

Bedroom Two

8' 8" MAX x 12' 2" MAX (2.64m MAX x 3.71m MAX)

Bedroom Three

7' 2" MAX x 7' 6" MAX (2.18m MAX x 2.29m MAX)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT110989



welcome to

Kelmscott Green, Leeds

- MID-TERRACE HOUSE
- THREE BEDROOMS
- CONSERVATORY
- REAR GARDEN
- OFF-STREET PARKING; DRIVEWAY

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

offers over
£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110989



Property Ref:
CGT110989 - 0003

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.

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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk