



Merchant Way, Leeds LS15 0BQ

welcome to

Merchant Way, Leeds

A modern two-bedroom semi-detached home, ideally suited for first-time buyers or downsizers. The property features a well-maintained rear garden, a private driveway providing off-street parking, and is offered to the market with no onward chain.



A welcoming entrance hallway with a front door and staircase rising to the first floor. The modern kitchen is fitted with a range of wall and base units, integrated appliances. There is access to a guest cloakroom/WC and a door leading through to the lounge, which features French doors opening out to the rear garden. The first floor provides access to the loft and leads to two double bedrooms and the house bathroom.

Ground Floor

Kitchen

12' 2" MAX x 9' 10" MAX (3.71m MAX x 3.00m MAX)

Lounge

11' 9" MAX x 13' MAX (3.58m MAX x 3.96m MAX)

First Floor

Bedroom One

13' MAX x 10' MAX (3.96m MAX x 3.05m MAX)

Bedroom Two

13' MAX x 8' 7" MAX (3.96m MAX x 2.62m MAX)

Bathroom



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Merchant Way, Leeds

- NO CHAIN
- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- GUEST W/C
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111184 - 0002

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