









welcome to

Mill Green Gardens, Leeds

Call us to view this extended semi detached home! Boasting a modern kitchen, lounge diner, study area, utility room, and an additional ground floor room currently used as a bedroom. Three further bedrooms and a bathroom complete this home suitable for a number of buyers! Plus a drive & garden!





This extended 3/4 bedroom semi detached home comprises over two floors, the ground floor features a spacious lounge/diner that flows seamlessly into the kitchen, creating a sociable and functional living space. Off the kitchen, there is a dedicated office, ideal for remote work or study, and a versatile fourth bedroom accessed via a small hallway. The entrance hall provides access to all main areas and includes a staircase leading to the upper level. Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom, all connected by a central landing area.

Ground Floor

Lounge/Diner

10' 4" MAX x 21' 5" MAX (3.15m MAX x 6.53m MAX)

Kitchen

Office

5' 4" MAX x 7' 5" MAX (1.63m MAX x 2.26m MAX)

Bedroom Four

10' 9" MAX x 7' 8" MAX (3.28m MAX x 2.34m MAX)

First Floor

Bedroom One

11' 1" MAX x 12' 1" MAX (3.38m MAX x 3.68m MAX)

Bedroom Two

9' 6" MAX x 11' 3" MAX (2.90m MAX x 3.43m MAX)

Bedroom Three

9' 7" MAX x 11' 1" MAX (2.92m MAX x 3.38m MAX)

Bathroom











welcome to

Mill Green Gardens, Leeds

- SEMI DETACHED HOME
- THREE/FOUR BED
- LOUNGE DINER, MODERN KITCHEN & UTILITY ROOM
- DRIVEWAY
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

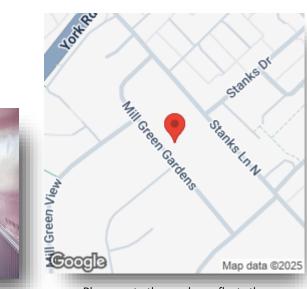
offers over

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111192



Property Ref: CGT111192 - 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.





0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk