



**Marsett Way, Leeds LS14 2DN**

**welcome to**

**Marsett Way, Leeds**

A spacious detached four-bedroom home featuring three reception rooms and an open-plan dining area and lounge with patio doors leading to the rear garden. The property offers off-street parking via a driveway and garage, plus a well-maintained garden to the rear—perfect for family living.



## Ground Floor

### Lounge

14' 9" MAX x 17' 3" MAX ( 4.50m MAX x 5.26m MAX )

Lounge with patio doors into the rear perfect for indoor-outdoor living, wooden flooring throughout.

### Dining Room

14' 5" MAX x 8' 6" MAX ( 4.39m MAX x 2.59m MAX )

Dining room which leads directly into the lounge, wooden flooring throughout.

### Reception Room

10' 5" MAX x 12' 8" MAX ( 3.17m MAX x 3.86m MAX )

Spacious extension that serves perfectly as a fifth bedroom, adding significant living space for larger families. This versatile room can also be adapted as a playroom, home office, or gym, offering flexibility to suit your lifestyle needs with window to the rear and carpeted throughout.

### Guest W/C

Guest W/C with washing hand basin.

## First Floor

First floor landing giving access to four bedrooms and the family bathroom benefiting from three walk in storage cupboards providing useful storage space.

### Bedroom One

12' 4" MAX x 8' 9" MAX ( 3.76m MAX x 2.67m MAX )

Fitted wardrobes, carpeted throughout, window to the front and central heating radiator.

### Bedroom Two

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

Fitted wardrobes, carpeted throughout, window to the rear and central heating radiator.

### Bedroom Three

6' 1" MAX x 9' 4" MAX ( 1.85m MAX x 2.84m MAX )

Built in wardrobe space, carpeted throughout, window to the front.

### Bedroom Four

6' 2" MAX x 8' 7" MAX ( 1.88m MAX x 2.62m MAX )

Built in wardrobe space, window to the front.

### Bathroom

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, heated towel rail, window to the rear, tiled walls throughout.



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welcome to

## Marsett Way, Leeds

- DETACHED FOUR-BEDROOM HOUSE
- SPACIOUS EXTENSION THAT SERVES PERFECTLY AS A FIFTH BEDROOM
- TWO RECEPTION ROOMS
- OPEN-PLAN LOUNGE AND DINING AREA WITH PATIO DOORS TO REAR GARDEN
- OFF-STREET PARKING VIA DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT108756 - 0004

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