



Coldwell Square, Leeds LS15 7HB

welcome to

Coldwell Square, Leeds

This mid-terrace property offers spacious living across two reception rooms, including a bright conservatory. Featuring three bedrooms, front and rear gardens, and the convenience of off-street parking via a private driveway, this home is ideal for families or first-time buyers.



Ground Floor

Lounge

12' 7" MAX x 17' 9" MAX (3.84m MAX x 5.41m MAX)

Lounge with feature log burner fire, window to the front, central heating radiator.

Kitchen

17' 7" MAX x 7' 5" MAX (5.36m MAX x 2.26m MAX)

Kitchen with fully fitted wall and base units, integrated appliances, window to the rear into the conservatory, door to the rear, tiled flooring throughout.

Conservatory

13' 9" MAX x 11' 5" MAX (4.19m MAX x 3.48m MAX)

Conservatory with sliding patio doors to the rear.

First Floor

Bedroom One

12' 2" MAX x 11' 7" MAX (3.71m MAX x 3.53m MAX)

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

Bedroom Two

11' 4" MAX x 8' 3" MAX (3.45m MAX x 2.51m MAX)

Carpeted throughout, window to the rear, central heating radiator.

Bedroom Three

6' 8" MAX x 7' 9" MAX (2.03m MAX x 2.36m MAX)

carpeted throughout. window to the front, central heating radiator.

Bathroom; Seperate W/C

Bathroom incorporating a bath tub with shower facilities, W/C, window to the rear. Separate W/C room with window to the rear.



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Coldwell Square, Leeds

- NO CHAIN
- GUIDE PRICE £170,000-£180,000
- MID-TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS INCLUDING CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111228 - 0003

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