





welcome to

Skelton Road, Leeds

Well-presented three-bedroom semi-detached home featuring front and rear gardens, a private driveway, and maintained to a high standard throughout. Ideal for families seeking comfort and convenience.













Ground Floor Lounge

Lounge which is carpeted throughout, feature electric fireplace, window to the front, central heating radiator.

Kitchen/Diner

The kitchen is fitted with a full range of wall and base units and includes integrated appliances for a sleek finish. Tiled flooring runs throughout, complemented by a side-facing window that brings in natural light. French-style patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. There is ample space for a dining table, making this an ideal area for family meals and entertaining.

First Floor Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

The bathroom incorporates a stylish three-piece suite, including a bathtub with shower facilities, a wash basin and W/C set within an integrated storage unit. A rear-facing window provides natural light, while fully tiled walls create a clean and modern finish





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- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- THREE-BEDROOMS
- WELL-MAINTAINED THROUGHOUT
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

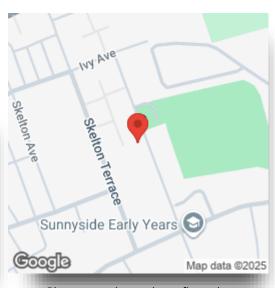
Council Tax Band: A

£190,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT111131 - 0002 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.

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