





# welcome to

# **Lulworth Drive, Leeds**

Semi-detached house on a generous corner plot with wraparound gardens. Boasting a large open-plan living and dining area, featuring French-style patio doors into the rear garden. Additional benefits include off-street parking, a garage with utility area, and excellent outdoor space.













## **Ground Floor Lounge/Dining Room**

A bright and spacious open-plan lounge and dining area designed for modern living. The lounge is beautifully centred around a feature fireplace and enhanced by a large bay window to the front, creating a light-filled and welcoming space. The dining area enjoys French-style patio doors opening onto the rear garden, perfect for indoor-outdoor entertaining, and offers direct access to the kitchen for added convenience.

#### Kitchen

A well-appointed kitchen fitted with a full range of wall and base units, offering ample storage and workspace. A large window to the front provides plenty of natural light, while a side door gives convenient access to the exterior of the property.

### First Floor Bedroom One

Window to the rear, carpeted throughout.

#### **Bedroom Two**

Large bay window to the front, carpeted throughout.

#### **Bedroom Three**

Window to the front, carpeted throughout.

#### **Bathroom**

A stylish bathroom incorporating a contemporary four-piece suite, featuring a freestanding bathtub, a walk-in shower, a wash basin, and a WC. A sidefacing window provides natural light, complemented by modern spotlighting for a bright and elegant finish.





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# **Lulworth Drive, Leeds**

- SEMI-DETACHED HOME
- THREE WELL-PROPORTIONED BEDROOMS
- FRENCH-STYLE PATIO DOORS TO REAR GARDEN
- GENEROUS CORNER PLOT WITH WRAPAROUND GARDENS
- VERSATILE LOFT ROOM WITH EAVES STORAGE

Tenure: Freehold EPC Rating: D

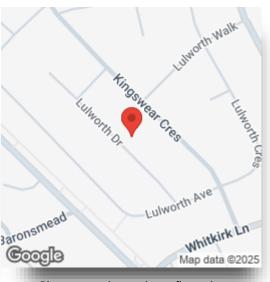
Council Tax Band: C

# £300,000









Please note the marker reflects the postcode not the actual property

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