



**Sandway, LEEDS LS15 7PS**



**welcome to**

## **Sandway, LEEDS**

This spacious three-bedroom semi-detached property offers two reception rooms, including a dining area with elegant French-style patio doors leading to the rear garden. Enjoy well-maintained front and rear gardens, plus the convenience of off-street parking via a driveway and garage.



## Ground Floor

### Lounge

A welcoming lounge positioned at the front of the property, featuring a charming fireplace as a focal point and a large window that fills the room with natural light. This space offers a comfortable setting for relaxation and family time.

### Dining Room

A versatile dining space located at the rear of the property, featuring French-style patio doors that open directly onto the garden, creating a bright and airy atmosphere. A feature fireplace adds character and warmth, making this an ideal setting for family meals and entertaining.

### Kitchen

A well-equipped kitchen featuring fully fitted wall and base units, complemented by integrated appliances for a sleek and functional design. A window to the rear provides natural light, while a side door offers convenient access to the exterior.

## First Floor

### Bedroom One

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

### Bedroom Two

Fitted wardrobes and overhead storage cupboards, window to the front, central heating radiator.

### Bedroom Three

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

### Bathroom

A bathroom incorporating a bathtub, wash hand basin, and W/C. A rear-facing window provides natural light and ventilation, creating a bright and practical space for everyday use.



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## Sandway, LEEDS

- GUIDE PRICE £220,000-£230,000
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS INCLUDING DINING ROOM WITH FRENCH-STYLE PATIO DOORS
- OFF-STREET PARKING VIA DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111355 - 0002

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