



Spruce Garth, Leeds LS14 6FW

welcome to

Spruce Garth, Leeds

An extended family home which is modern and stylish throughout. Boasting 4 double bedrooms, 2 en-suites, a family bathroom & guest WC. Open-plan kitchen/diner/family room & a cosy lounge. Outside there is a driveway for 3 cars & an enclosed rear garden. In a popular location with no onward chain.



Kitchen

14' 8" MAX x 9' 2" MAX (4.47m MAX x 2.79m MAX)

The open-plan kitchen and dining room offers a modern and sleek space, perfect for both everyday living and entertaining. The kitchen is fully fitted with stylish wall and base units, integrated appliances, and features a front-facing window that brings in natural light. Finished with contemporary spotlights, the space feels bright and welcoming.

Dining Room

11' 8" MAX x 15' 9" MAX (3.56m MAX x 4.80m MAX)

The dining area is equally impressive, with French-style patio doors that provide direct access to the rear garden, creating a seamless indoor-outdoor flow. Spotlights continue throughout, enhancing the clean and elegant design.

Converted Garage; Lounge

15' 7" MAX x 8' 8" MAX (4.75m MAX x 2.64m MAX)

The garage has been thoughtfully converted into a comfortable lounge, featuring a built-in electric fire that adds warmth and character to the space. It is centrally heated with a radiator, and benefits from natural light through a front-facing window. Finished to a high standard, it complements the modern aesthetic found throughout the property.

Guest Wc

Guest WC with washing hand basin.

First Floor

Bedroom Two; En-Suite

10' 3" MAX x 15' 9" MAX (3.12m MAX x 4.80m MAX)

Spacious and well-presented room, complete with its own en-suite bathroom for added comfort and privacy. The bedroom is carpeted throughout and illuminated by modern spotlights, with two front-facing windows allowing plenty of natural light. A central heating radiator ensures year-round warmth. The en-suite features a walk-in shower, a wash basin, and a WC.

Bedroom Three

16' 4" MAX x 8' 8" MAX (4.98m MAX x 2.64m MAX)

Bedroom Three is a bright and comfortable space, carpeted throughout for a cosy feel. It benefits from dual aspect windows to both the front and rear, allowing plenty of natural light to flow in and central heating radiator.

Bedroom Four

9' 8" MAX x 8' 7" MAX (2.95m MAX x 2.62m MAX)

Bedroom Four is a cosy and neatly presented space, carpeted throughout for comfort. It features a rear-facing window that brings in natural light and a central heating radiator to maintain a warm and inviting atmosphere. Ideal as a child's room, guest bedroom, or home office, it offers flexibility to suit a variety of needs.

Bathroom

The family bathroom is stylishly finished and incorporates a modern three-piece suite, including a whirlpool bathtub with shower facilities, a wash basin, and a WC. A rear-facing window allows natural light to brighten the space.

Second Floor

Bedroom One; En-Suite

17' 3" MAX x 12' 8" MAX (5.26m MAX x 3.86m MAX)

Located on the second floor, Bedroom One serves as a spacious and private retreat. The room is carpeted throughout and illuminated by sleek spotlights. One velux window and a rear facing dormer window. A central heating radiator ensures comfort in all seasons. The en-suite bathroom is well-equipped, featuring a walk-in shower, wash hand basin, WC, and a rear-facing window. Spotlights enhance the modern finish, making this suite both functional and stylish.



view this property online williamhbrown.co.uk/Property/CGT111358



welcome to

Spruce Garth, Leeds

- GUIDE PRICE £350,000-£360,000
- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES, FAMILY BATHROOM & GUEST WC
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£350,000



view this property online williamhbrown.co.uk/Property/CGT111358

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.



Property Ref:
CGT111358 - 0004

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk