



**Biddenden Road, Leeds LS15 8XD**



**welcome to**

**Biddenden Road, Leeds**

This attractive three-bedroom semi-detached house features two reception rooms, including a dining area with patio doors opening onto a lovely rear garden. Immaculately presented throughout, the property also benefits from a garage to the rear, providing off-street parking and additional storage.



## Ground Floor

### Lounge

A welcoming lounge featuring a charming fireplace as its focal point, complemented by a large window to the front that fills the space with natural light. A door leads through to the dining room, and a staircase provides access to the first floor.

### Dining Room

A bright and versatile space which is currently used as a dining room with open access into the kitchen, creating a seamless flow for family meals and entertaining. Sliding patio doors lead directly into the rear garden, while a central heating radiator adds comfort throughout the year.

### Kitchen

A well-equipped kitchen featuring fully fitted wall and base units, integrated appliances, and stylish splash-back tiling. A window overlooks the rear garden, while open access into the dining room creates a practical and sociable layout.

## First Floor

### Bedroom One

Fitted sliding mirror wardrobes, 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 rear, central heating radiator.

### Bathroom

A stylish bathroom incorporating a modern three-piece suite, including a bathtub with shower facilities, a wash hand basin set within an integrated storage unit, and a WC. Finished with a heated towel rail for added comfort.



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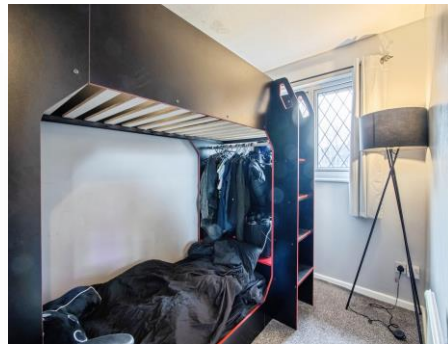
## Biddenden Road, Leeds

- NO CHAIN
- SEMI-DETACHED HOUSE
- THREE-BEDROOMS
- TWO RECEPTION ROOMS; DINING ROOM WITH PATIO DOORS
- BEAUTIFULLY MAINTAINED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111368 - 0003

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