



**Lulworth Avenue, Leeds LS15 8LW**



**welcome to**

**Lulworth Avenue, Leeds**

This semi-detached home offering three well-proportioned bedrooms, two inviting reception rooms including a dedicated dining room, and generous front and rear gardens. The property benefits from off-street parking via a private driveway and a garage.



## **Ground Floor**

### **Lounge**

A spacious lounge featuring open access into the dining room, fully carpeted throughout with central fireplace. A large bay window to the front that fills the space with natural light.

### **Dining Room**

Dining room with French style patio doors to the rear giving access into the rear garden. Carpeted throughout, central heating radiator.

### **Kitchen**

Kitchen with fully fitted wall and base units, integrated appliances, window to the rear and door to the side..

## **First Floor**

### **Bedroom One**

Fitted wardrobes, large bay window to the front, carpeted throughout, central heating radiator.

### **Bedroom Two**

Fitted wardrobes, window to the rear, carpeted throughout, central heating radiator.

### **Bedroom Three**

Window to the front, carpeted throughout, central heating radiator.

### **Shower Room**

A modern shower room featuring a large walk-in shower, a wash-hand basin and W/C set within an integrated storage unit, a side-facing window for natural light, stylish spotlights, and fully tiled walls and flooring.



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**welcome to**

## **Lulworth Avenue, Leeds**

- GUIDE PRICE £280,000-£290,000
- SEMI-DETACHED FAMILY HOME
- THREE WELL-SIZED BEDROOMS
- TWO RECEPTION ROOMS; INCLUDING A DEDICATED DINING ROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111350 - 0002

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