



Ivy Approach, Seacroft Leeds LS14 6HB

welcome to

Ivy Approach, Seacroft Leeds

SET OVER three floors, this BEAUTIFULLY PRESENTED home features a MASTER SUITE to the second floor plus a further TWO DOUBLE BEDROOMS! IDEAL for the FAMILY BUYER, this property has a DOUBLE DRIVEWAY plus an ENCLOSED rear garden! Don't miss out, contact us to VIEW!



Ground Floor

Entrance Hall

Having the entrance door to the front aspect, a door to the ground floor w.c, and an opening to the ground floor accommodation.

Ground Floor W.C

Equipped with the w.c., a wash hand basin, gas central heating radiator, tiling, and an extractor fan.

Lounge

Featuring a double glazed window to the front aspect and a double glazed window to the side, a useful under stair storage cupboard, laminate flooring, and a gas central heating radiator.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven, and electric hob with splash back and a cooker hood over. Tiled flooring, integrated fridge freezer and an integrated dishwasher, spotlights to the ceiling and plinth boards, two gas central heating radiators and double glazed French doors leading out to the rear garden space.

First Floor

Bedroom Two

Having a double glazed window to the front and a double glazed window to the side aspect, plus a gas central heating radiator.

Bedroom Three

Double glazed window to the rear aspect, laminate flooring, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and the w.c. Part tiled walls and tiling to the floor, ceiling spotlights, heated towel rail and a frosted double window to the front aspect.

Second Floor

Master Bedroom Suite

A generous master bedroom with an additional dressing area and en-suite facilities. Includes a double window to the front and to the side, laminate flooring, and two gas central heating radiators. Fitted wardrobes to the dressing area, and a door to the en-suite.

En-Suite

Fitted with a shower cubicle, a wash hand basin, and the w.c. Tiling to the floor and part tiled walls, spotlights to the ceiling, a heated towel rail and a double glazed window to the rear.

Please Note

The property is subject to an annual management fee which is currently £151.99.

A Tree Preservation Order is in place for the tree in the rear garden.



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welcome to

Ivy Approach, Seacroft Leeds

- Semi Detached Home
- Second Floor Master Suite
- Two Further Double Bedrooms
- Ground Floor W.C
- Modern & Beautifully Presented

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£300,000 - £310,000



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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:
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