



Lulworth Crescent, Leeds LS15 8PJ

welcome to

Lulworth Crescent, Leeds

This well-presented bungalow offers two spacious bedrooms and two reception rooms, including a generous conservatory with direct access to the rear garden. Enjoy off-street parking via a private driveway and garage. Perfect for those looking for their forever home.



This well maintained semi-detached bungalow offers a practical and spacious layout. At the heart of the home is a central kitchen, which connects directly to a large conservatory overlooking the rear garden—ideal for relaxing or entertaining. A small hallway leads to the lounge, two comfortable bedrooms and a family bathroom.

Ground Floor

Kitchen

10' MAX x 12' 1" MAX (3.05m MAX x 3.68m MAX)

Conservatory

12' 5" MAX x 20' MAX (3.78m MAX x 6.10m MAX)

Lounge

12' 9" MAX x 16' 5" MAX (3.89m MAX x 5.00m MAX)

Bedroom One

12' 2" MAX x 12' MAX (3.71m MAX x 3.66m MAX)

Bedroom Two

8' 2" MAX x 9' 2" MAX (2.49m MAX x 2.79m MAX)

Loft



view this property online williamhbrown.co.uk/Property/CGT111153



welcome to

Lulworth Crescent, Leeds

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- LARGE CONSERVATORY WITH GARDEN ACCESS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111153



Property Ref:
CGT111153 - 0002

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.

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