



**St Anns Lane, LEEDS LS4 2SE**



**welcome to**

**St Anns Lane, LEEDS**

A 3 bed semi-detached property located in Burley, which offers access to local amenities and transport links. In brief the property comprises; Entrance hall, lounge, dining room, kitchen, 3 beds and bathroom. Gardens to front and rear and garage.



## St Anns Lane

William H Brown are pleased to offer for sale this well-presented three bed semi-detached home, which is decorated to a high standard throughout. The property is situated in the popular location of Burley, which offers great access to local amenities as well as transport links to the City Centre and surrounding areas. The accommodation on offer briefly comprises; Entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Externally there are gardens to the front and rear and a driveway, providing parking for up to four cars leads to the garage.

### Entrance Hall

The front entry door opens in to the entrance hall, which offers an understairs cupboard, radiator and spotlights. Stairs rise to the first floor landing.

### Lounge

12' 5" x 9' 2" ( 3.78m x 2.79m )

Gas fire with white mantle, surround and tiled hearth, contemporary radiator and double glazed window to the front elevation.

### Dining Room

10' 8" x 8' 9" ( 3.25m x 2.67m )

With a modern style radiator and double glazed window to the rear elevation. A double glazed door gives access to the rear garden.

### Kitchen

10' 4" x 7' 4" ( 3.15m x 2.24m )

A fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit with chrome mixer tap. Split level cooking comprises; electric oven with electric hob above and cooker hood over. Plumbing for washing machine and dish washer. Space for fridge freezer. Spotlights and tiling to splash backs. Double glazed window to the rear and side elevation.

## First Floor Landing

Stairs rise from the entrance hall to the first floor landing, which has spotlights and offers access to the insulated loft. Double glazed window to the side elevation.

### Bedroom One

12' 4" x 9' 9" ( 3.76m x 2.97m )

A double bedroom with a stone feature wall, spotlights and modern style radiator. Double glazed window to the front elevation.

### Bedroom Two

10' 8" x 9' 10" ( 3.25m x 3.00m )

The second double bedroom offers wardrobes with mirrored sliding doors, a modern radiator and spotlights. Double glazed window to the rear elevation.

### Bedroom Three

9' 10" x 6' 4" ( 3.00m x 1.93m )

With a built in wardrobes and a modern radiator. Double glazed window to the front elevation.

### Bathroom

The fully tiled bathroom comprises; panelled bath with mixer taps and shower head, pedestal wash hand basin and low flush W.C. Modern style radiator and spotlights. Double glazed window to the rear elevation.

## Externally

### Front Garden

To the front of the property a driveway, which offers ample off street parking, leads to the garage at the side of the property and both sides of the garden are laid to lawn.

### Rear Garden

To the rear of the property there is a paved seating area lawn with planted borders. The garden is enclosed by timber fencing.



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## St Anns Lane, LEEDS

- Guide Price £300,000 - £325,000
- Semi-Detached House
- Three Bedrooms
- Front & Rear Gardens
- Driveway & Garage

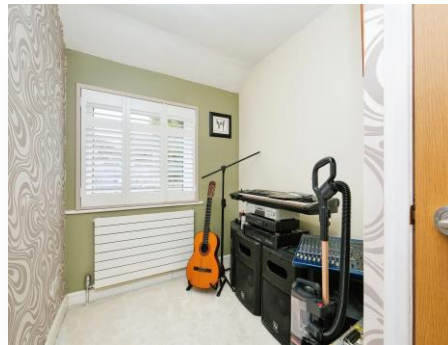
Tenure: Freehold EPC Rating: B

guide price

**£300,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108078 - 0002

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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 278 5337**



[Headingley@williambrown.co.uk](mailto:Headingley@williambrown.co.uk)



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



[williambrown.co.uk](http://williambrown.co.uk)