



**Queenswood Drive, Leeds LS6 3LJ**

**welcome to**

**Queenswood Drive, Leeds**

A well-presented, three bedroom semi-detached property located in the popular area of Headingley and being convenient for local amenities, Leeds City Centre and travel links.



### **Queenswood Drive**

A well-presented, three bedroom semi-detached property located in the popular area of Headingley, being convenient for local amenities, Leeds City Centre and travel links. In brief the accommodation to the ground floor comprises, porch, entrance hall, kitchen, dining room, lounge, second reception/bedroom and shower room. To the first floor there is a master bedroom with dressing area and ensuite, further bedroom and house bathroom. Externally the property offers driveway parking to the front and an enclosed garden to the rear.

### **Entrance Hall**

The front entry door opens in to the entrance hall which has stairs rising to the first floor landing and understairs storage cupboards.

### **Lounge**

12' 8" x 13' 8" ( 3.86m x 4.17m )

With ceiling spotlights, a radiator and a double glazed window to the rear elevation. Double doors lead out to the rear garden.

### **Dining Room**

13' 9" x 10' 5" ( 4.19m x 3.17m )

With a radiator and double doors which lead through to the porch.

### **Kitchen**

14' 7" x 12' 4" ( 4.45m x 3.76m )

Fitted with a range of wall and base units with complimentary roll edge work surfaces over which incorporates a ceramic sink with mixer tap. Split level cooking comprises; double electric oven with gas hob above and cooker hood over. Plumbing for washing machine and space for a dryer. Space for fridge freezer. Rooflight windows and double glazed window to the front elevation.

### **Reception Room / Bedroom 3**

12' 2" x 8' 2" ( 3.71m x 2.49m )

Currently being used as a bedroom, this room has a radiator and double glazed patio doors opening out to the rear garden.

### **Wet Room**

A fully tiled wet room with an electric shower, vanity wash hand basin and low flush wc.

### **First Floor Landing**

Stairs rise from the ground floor entrance hall up to the first floor landing.

### **Bedroom One**

8' 8" x 12' ( 2.64m x 3.66m )

A double bedroom with a dressing area and en-suite. Double glazed window to the rear elevation.

### **Dressing Area**

5' 7" x 12' 3" ( 1.70m x 3.73m )

### **En-Suite**

A fully tiled en-suite with walk in shower cubicle with electric shower, vanity wash hand basin and low flush wc. Radiator, extractor fan and window to the rear elevation.

### **Bedroom Two**

9' 8" x 15' 2" ( 2.95m x 4.62m )

A second double bedroom with storage cupboard and two double glazed windows to the front elevation.

### **Bathroom**

A fully tiled bathroom fitted with a three piece suite comprising; panelled bath with mains fed shower over with screen to the side, vanity wash hand basin and low flush wc. Chrome ladder style radiator and double glazed window to the side elevation.

### **Externally**

#### **To The Front**

At the front of the property there is a block paved driveway providing off street parking.

#### **To The Rear**

At the rear of the property there is an enclosed garden with a paved patio area, two steps lead up to the lawn which has a paved path leading through to the shed at the end of the garden.



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welcome to

## Queenswood Drive, Leeds

- Extended Semi-Detached House
- Well Presented Throughout
- Three Bedrooms
- Master En-suite & Dressing Area
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

# £240,000

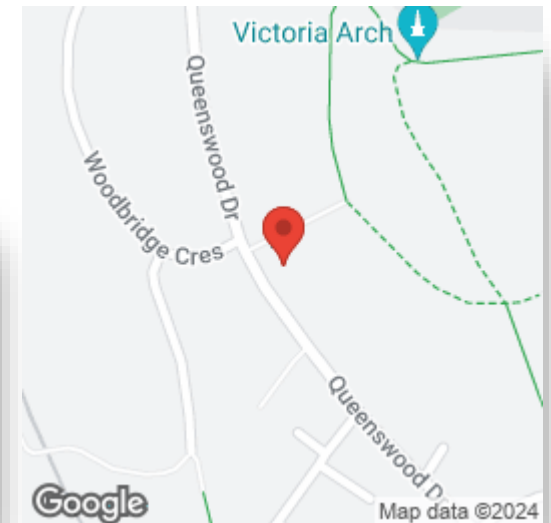


Ground Floor



First Floor

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108263 - 0002

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