



Southolme Close, LEEDS LS5 3LP

welcome to

Southolme Close, LEEDS

Situated in a cul-de-sac location is this semi-detached house with three bedrooms which offers gardens to the front and rear as well as driveway parking and garage. Set in a great location for access to local amenities and transport links.



Southolme Close

This three bed semi-detached property is situated in a quiet cul de sac location which backs onto Kirkstall Park and giving access to Kirkstall Abbey. The accommodation briefly comprises; entrance hall, lounge, kitchen, three bedrooms and bathroom. Externally the property benefits from having a driveway providing ample off street parking which leads to a garage and a good sized lawned garden to the rear.

Entrance Hall

The front entry door opens in to the entrance hall. Stairs rise to the first floor landing.

Open Plan Lounge/dining Room

Lounge Area

15' 5" x 12' 10" (4.70m x 3.91m)

Feature fireplace with hearth, surround, mantle and gas fire, understairs storage cupboard, radiator and double glazed window to the front elevation.

Dining Room Area

10' 7" x 7' 9" (3.23m x 2.36m)

With a radiator and double glazed window to the rear elevation.

Kitchen

10' 3" x 6' 9" (3.12m x 2.06m)

Fitted with a range of wall and base units with work surfaces over which incorporates a stainless steel sink and drainer unit. Space for cooker, fridge freezer and plumbing for a washing machine. A door leads out to the conservatory.

Conservatory

5' 2" x 13' 9" (1.57m x 4.19m)

With double glazed windows to the front and sides and a door leading out to the rear garden.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing. Double glazed window to the side elevation.

Bedroom One

14' 5" x 8' 10" (4.39m x 2.69m)

A double bedroom with a radiator and double glazed window to the front elevation.

Bedroom Two

10' 9" x 8' 10" (3.28m x 2.69m)

A second double bedroom with a radiator and fitted cupboards. Double glazed window to the rear elevation.

Bedroom Three

8' 4" x 5' 10" (2.54m x 1.78m)

With a window to the front elevation.

Bathroom

A fully tiled bathroom with a white three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin and low flush wc. Double glazed window to the rear elevation.

Externally

To The Front

At the front of the property there is a driveway which extends down the side of the house to the garage.

To The Rear

The rear garden is not overlooked and backs on to Kirkstall Park. It is enclosed by hedging and timber fencing and is mainly laid to lawn.



view this property online williamhbrown.co.uk/Property/HEA108340



welcome to

Southolme Close, LEEDS

- Guide Price - £240,000 -£250,000
- Semi-Detached House
- Three Bedrooms
- Front & Rear Gardens
- Driveway & Garage

Tenure: Freehold EPC Rating: Awaited

guide price

£240,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focallagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108340



Property Ref:
HEA108340 - 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 278 5337



Headingley@williamhbrown.co.uk



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



williamhbrown.co.uk