



**Wells Croft, Leeds LS6 4LA**

**welcome to**

**Wells Croft, Leeds**

A three bed end terrace house situated on a quiet cul-de-sac which is located in Meanwood, a highly sought after area of Leeds.



## Wells Croft

An end of terrace property with three bedrooms situated in a popular area which offers great access to transport links and local amenities. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, three bedrooms, shower room and separate wc. Externally the property benefits from having a driveway which provides off street parking and a garage. To the rear of the property there is an enclosed lawned garden. This property benefits from having recently had new windows to the front elevation as well as new doors to the front and side elevations. The boiler was installed in Feb 2022 and is still under warranty.

## Entrance Hall

The front entry door opens in to the entrance hall, which has a radiator and double glazed window to the side elevation. A staircase rises to the first floor.

## Lounge

13' 7" x 10' 5" ( 4.14m x 3.17m )

Having a feature fireplace, radiator and double glazed window to the front elevation.

## Dining Room

11' 10" x 9' ( 3.61m x 2.74m )

An archway leads from the lounge in to the dining room, which has a serving hatch to the kitchen, a radiator and a double glazed window to the rear elevation.

## Kitchen

12' 5" x 7' 3" ( 3.78m x 2.21m )

Fitted with a range of units with complimentary work surfaces which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; eye level electric oven and induction hob with cooker hood over. Integrated fridge freezer and plumbing for washing machine. Pantry storage cupboard. Double glazed window to the rear elevation.

## First Floor Landing

The staircase rises from the entrance hall up to the first floor landing which has a window to the side elevation.

## Bedroom One

13' 7" x 8' 9" ( 4.14m x 2.67m )

Having a full length fitted wardrobe, radiator and double glazed window to the front elevation.

## Bedroom Two

12' 5" x 8' 5" ( 3.78m x 2.57m )

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

## Bedroom Three

8' 3" x 6' 7" ( 2.51m x 2.01m )

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

## Shower Room

Fitted with a walk in shower cubicle and pedestal wash hand basin. Fully panelled walls and vinyl flooring. Double glazed window to the rear elevation.

## Separate Wc

Having a low flush wc and a double glazed window to the side elevation.

## Externally

### To The Front

At the front of the property there is a brick weave driveway providing off street parking, which leads to a garage at the rear of the property.

### To The Rear

At the rear of the property there is a lawned garden with a patio.

### Garage

The brick built detached garage has an up and over door.

### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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## Wells Croft, Leeds

- Guide Price - £300,000 - £325,000
- Three Bed End Terrace
- Driveway, Garage & Rear Garden
- New Front Windows, Rear & Side Doors
- Boiler Installed Feb 2022

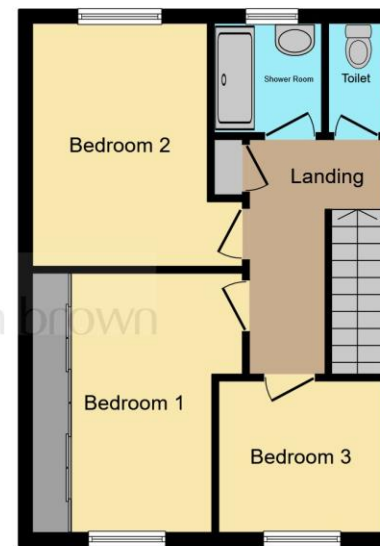
Tenure: Freehold EPC Rating: D

guide price

**£300,000**



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108329 - 0007

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william h brown



**0113 278 5337**



Headingley@williambrown.co.uk



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



**williambrown.co.uk**