



Wolseley Road, Leeds LS4 2ED

welcome to

Wolseley Road, Leeds

A three bed semi-detached house which offers well-presented accommodation situated in a popular location with great access to local amenities. Externally there are gardens to the front and rear as well as having a driveway providing off street parking.



Wolesey Road

William H Brown are pleased to offer for sale this three bedroom semi-detached property. Being conveniently located for easy access local amenities and excellent travel links to Leeds City Centre. With accommodation comprising of entrance hall, guest wc, lounge and dining/kitchen to the ground floor. With three bedrooms and well-presented bathroom to the first floor. The property benefits further from additional storage in the converted loft space. Externally the property offers, front and rear garden, along with a driveway providing off street parking. Early viewings are considered essential to appreciate the accommodation on offer.

Entrance Hall

The front entry door opens in to the entrance hall, which has an understairs cupboard for storage and central heating radiator.

Guest W.C

Fitted with a wash hand basin and low flush wc. Double glazed window to the side elevation.

Lounge

15' 8" x 10' 6" (4.78m x 3.20m)

With a feature fireplace and central heating radiator. Double glazed window to the front elevation.

Dining Kitchen

10' 6" x 17' 2" (3.20m x 5.23m)

Fitted with a range of base units with complimentary work surfaces over which incorporate a two bowl stainless steel sink unit. Cooker point, space for fridge freezer and plumbing for washing machine. Radiator and two double glazed windows to the rear elevation. An external door leads out to the rear garden.

First Floor Landing

Having a double glazed window to the side, airing cupboard and further storage cupboard, housing the central heating boiler

Bedroom One

15' 9" x 7' 9" (4.80m x 2.36m)

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

Bedroom Two

10' 6" x 10' 8" (3.20m x 3.25m)

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

Bedroom Three

12' 7" x 9' 1" (3.84m x 2.77m)

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

Bathroom

Having a white three piece suite comprising; panelled bath with mixer tap and shower over, vanity wash hand basin and low flush wc. Tiled walls, extractor fan and double glazed window to the rear elevation.

Loft

A boarded loft with loft ladders to access, lighting and a skylight window.

Externally

To The Front

At the front of the property there is a driveway providing off street parking and a small garden area.

To The Rear

At the rear of the property there is a paved patio area with steps leading up to the lawned garden and further patio area. The rear garden is enclosed by timber fencing with a gate providing access to the driveway.



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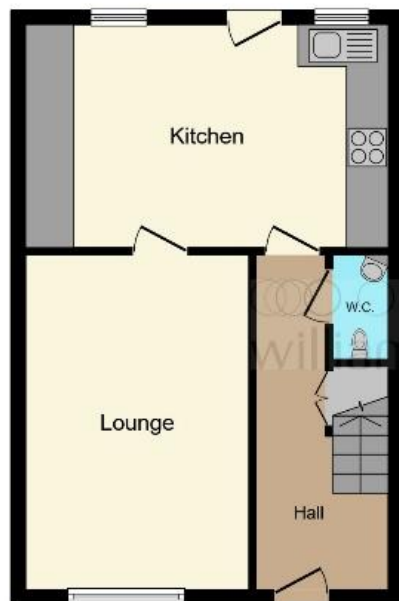


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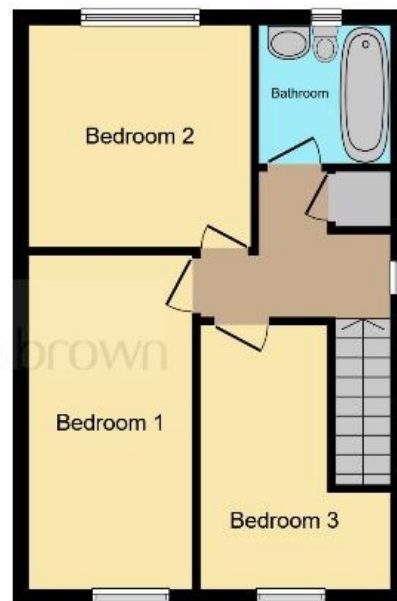
- Semi-Detached House
- Three Bedrooms
- Front & Rear Garden
- Driveway
- Popular & Sought After Location

Tenure: Freehold EPC Rating: D

£250,000



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108479 - 0004

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william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



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



williamhbrown.co.uk