



**Potternewton Crescent, Leeds LS7 2DY**

**welcome to**

## **Potternewton Crescent, Leeds**

A three bed semi detached house located in a popular and highly sought after location which gives great access to local amenities and transport links to the City Centre.



## Potternewton Crescent

A three bed semi-detached property situated in a popular and sought after location which offers great travel links giving easy access into Leeds and surrounding areas, perfect for commuters. The accommodation briefly comprises; entrance hall, lounge, kitchen diner and store room on the three bedrooms and bathroom. Externally the property offers gardens to the front and rear as well as a driveway providing off street parking and a garage. The property also benefits from having South and West facing solar panels and heat pump outside. Located on the border with Meanwood and Chapel Allerton, the property is close to a range of local amenities including shops, bars, restaurants and transport links, as well as having playing fields close by, great for young children and dog walkers.

### Entrance Hall

The front entry door opens in to the entrance hall which has a staircase rising to the first floor landing.

### Lounge

14' 7" max x 14' 5" max into chimney ( 4.45m max x 4.39m max into chimney )

Having a fireplace with electric fire, radiator and double glazed window to the front elevation.

### Kitchen

18' max x 7' 1" max into recess ( 5.49m max x 2.16m max into recess )

Fitted with a range of wall and base units with complimentary work surfaces which incorporate a sink and drainer unit with mixer tap. Range style oven with cooker hood over. Space for under counter fridge and plumbing for washing machine. Under stairs storage cupboard, radiator and two double glazed windows to the rear elevation. A door opens out to the rear garden.

### First Floor Landing

Stairs rise from the entrance hall up to the first floor landing, which has a double glazed window to the side elevation. The landing also provides access to the loft via a pull down ladder, and is fully boarded

and houses the water tank.

### Bedroom One

11' max into recess x 13' 8" max ( 3.35m max into recess x 4.17m max )

A double bedroom with fitted wardrobes, radiator and double glazed window to the front elevation.

### Bedroom Two

11' 2" max x 8' 1" max ( 3.40m max x 2.46m max )

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

### Bedroom Three

7' max x 9' 8" max ( 2.13m max x 2.95m max )

Having fitted storage and a radiator. Double glazed window to the front elevation.

### Bathroom

Fitted with a white three piece suite comprising; panelled bath with shower screen to the side, pedestal wash hand basin and low flush wc. Radiator and double glazed window to the rear elevation.

### Externally To The Front

At the front of the property there is a lawned garden with a gated driveway which leads up to the garage.

### To The Rear

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

### Garage

The garage has an up and over door and has an electric supply.

### Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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## **Potternewton Crescent, Leeds**

- Semi Detached House
- Three Bedrooms
- Fantastic Front & Rear Gardens
- Driveway & Garage
- Highly Sought After Location

Tenure: Freehold EPC Rating: A

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108788 - 0004

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