



Carrholm Road, Leeds LS7 2NH



Entrance/Hall Lounge

11' 4" max x 12' 1" max (3.45m max x 3.68m max)

This lounge combines rustic charm with modern comfort. The wood-panelled flooring and exposed brick wall create warmth and texture, while the log burner adds a cosy focal point. A front-facing window brightens the spacious interior, complemented by a radiator for year-round comfort.

Kitchen

16' 3" max x 7' 6" max (4.95m max x 2.29m max)

This kitchen balances rustic charm with functionality. Wood-panelled floors, timber oak worktops, and shaker doors set the style. A gas burner, four-ring hob, and built-under electric oven offer practicality, with a single-bowl metal sink beneath a rear window. Glass-fronted units, an integrated fridge, and tiled splashbacks enhance the space, while doors lead to the conservatory. A built-in cupboard discreetly houses electric boxes and fuse panels.

Bedroom 1

12' 1" To Chimney x 9' 8" To Chimney (3.68m To Chimney x 2.95m To Chimney)

This carpeted double bedroom is bright and spacious, featuring a front-facing window, a double bed, built-in shelves, and space for free-standing furniture. A radiator ensures year-round comfort.

Bedroom 2

11' 7" max x 9' 11" max (3.53m max x 3.02m max)

This versatile, carpeted bedroom currently serves as an office but has space for a double bed. A rear-facing window brings in natural light, while built-in wall units offer convenient storage. There's also room for free-standing furniture, making it adaptable to different needs

Bedroom 3

6' 7" max x 6' 5" max (2.01m max x 1.96m max)

This cosy single bedroom features soft carpeting and a front-facing window that brings in natural light. A boiler is mounted on the wall, while a radiator ensures warmth. Compact yet functional, the space

offers comfort and practicality

Bathroom

This bathroom is practical and comfortable, featuring durable lino flooring and a sleek pedestal sink. A panel bath sits opposite the taps, complemented by an electric shower for convenience. A rear-facing window brings in natural light, while a radiator ensures warmth, creating a functional yet inviting space

Toilet Room

This separate toilet room is compact and functional, featuring durable lino flooring and a side-facing window that provides natural light. The simple yet practical layout ensures convenience and ease of use.

Out Building

15' 3" max x 12' 5" max (4.65m max x 3.78m max)

This garage extension is a spacious and versatile area, featuring double PVC doors and a front-facing window that brings in natural light. The concrete floor has been finished with three coats of resin paint for durability and a polished look. Currently used as a gym and storage space, it also accommodates free-standing furniture, such as a washing machine and dryer, making it both practical and adaptable.

Loft Space

This loft space is fully boarded, offering a spacious and well-lit environment. With ample room for storage, it provides a practical and versatile area for various needs.

Garden/Parking

around the front, complementing the path, driveway extension, and composite doors. Solar panels installed in 2012 add an eco-friendly touch, while a tree and wood storage enhance the natural appeal. The driveway comfortably fits one car, with additional on-street parking available.

The rear garden is long and spacious, featuring paved steps leading down to a private, fenced area that is not overlooked. A serene pond adds character, and the landscaping remains beautifully

kept. A hatch near the conservatory provides extra storage, making this outdoor space both practical and inviting.



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welcome to

Carrholm Road, Leeds

- Guide Price £350,000 - £360,000
- 3 Bedroom Semi Detached
- Front & Rear Garden
- Garage Extension
- Good Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109151 - 0004

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