



Foxcroft Walk, Leeds LS6 3NP



Side Porch

7' 8" max x 5' 2" max (2.34m max x 1.57m max)

This side porch offers practical access, leading to a downstairs toilet and connecting through to the utility room, enhancing convenience and functionality.

Lounge

20' 9" max x 10' 10" max (6.32m max x 3.30m max)

This spacious lounge features pine wood flooring and pine wood panels, adding warmth and character. It includes two radiators for comfort, a door to the front entrance, and PVC patio doors leading outside. A window to the front allows natural light, creating an inviting living space.

Kitchen

14' 3" max x 11' 9" max (4.34m max x 3.58m max)

This kitchen features a tiled floor, laminate units with laminate worktops, and a window to the back for natural light. It includes a built-in oven with a four-ring gas hob, built-in storage (pantry), double-door units, and storage under the stairs. A radiator, tiled backsplash, one-bowl metal sink, and electric meter housed in a tall built-in unit add to its functionality.

Utility Room

8' 4" max x 4' 8" max (2.54m max x 1.42m max)

This utility room features a window to the side, space for free-standing appliances, a boiler mounted on the wall (three years old), storage space and radiator, offering practicality and convenience.

Bedroom 1

11' 5" from wardrobes x 8' 7" from wardrobes (3.48m from wardrobes x 2.62m from wardrobes)

This very spacious bedroom features a king-size bed, a window to the front for natural light, a radiator for warmth, and built-in sliding wardrobes for convenient storage, creating a comfortable and functional space.

Bedroom 2

10' 5" max x 8' 6" max (3.17m max x 2.59m max)

This double bedroom offers a comfortable space with carpeted flooring, a window to the back for natural light, and ample room for free-standing furniture, making it a versatile and inviting area.

Bedroom 3

9' 1" max x 8' 2" max (2.77m max x 2.49m max)

This carpeted bedroom offers a versatile space, featuring a built-in cupboard with deep storage, a window to the front for natural light, and ample room for free-standing furniture. It can comfortably accommodate either a double or single bed, making it adaptable to different needs

Bathroom

This bathroom features tiled flooring and walls, creating a clean, modern look. Natural light flows in from windows on both the side and back, enhancing the airy feel. A radiator provides warmth, while the pedestal sink and toilet are positioned for both practicality and style.

Second Bathroom

The bathroom has tiled flooring and a matching tiled backsplash for a clean, cohesive look. A window at the back brings in natural light, while the pedestal sink, toilet, and shower enclosure are neatly arranged for practicality and style.

Loft Space

Lots of space and potential, this loft is also insulated

Garden

This charming corner plot garden offers a blend of natural beauty and privacy. The Front garden steps down to the house, gravel to both sides patio flooring lots of greenery and plants. The side garden, wrapped in lush bushes and fencing, exudes cottage-

style charm with fruit trees and vibrant plants, creating a serene, picturesque retreat. An apple tree stands proudly, adding character, while a shed at the back provides practical storage. The rear garden, framed by bushes, seamlessly extends the space, offering continuity and a cozy atmosphere. Positioned southwest, the patio enjoys optimal sunlight, perfect for relaxation. With no overlooking properties, the garden feels tranquil and open, complemented by a lovely view that enhances its peaceful ambiance.



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welcome to

Foxcroft Walk, Leeds

- Guide Price £270,000 - £280,000
- 3 Bed Semi Detached
- Gardeners Dream
- Good Transport Links To Leeds City Centre
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Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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