



**Cardigan Road, Leeds LS6 1QL**

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## **Cardigan Road, Leeds**

This four-bedroom mid-terrace home offers spacious living, front and back gardens, and great transport links to Leeds city centre. With a large lounge, dining room, and two bathrooms, it's ideal for families seeking comfort and convenience near Headingley and local amenities.



## Lounge

15' 10" max x 11' 10" max ( 4.83m max x 3.61m max )

This spacious lounge features a large bay window at the front, allowing plenty of natural light to flood the room. The high ceilings enhance the sense of openness, while the carpeted flooring adds warmth and comfort. A radiator provides efficient heating, making this a cozy yet bright living space with great potential.

## Dining Room

14' 10" max x 10' 1" max ( 4.52m max x 3.07m max )

This bright and spacious dining room features laminate flooring, providing a sleek and modern feel. A radiator ensures warmth and comfort, while the large rear-facing window allows plenty of natural light to flow in. With high ceilings enhancing the sense of openness, there's ample space for freestanding furniture, making it a versatile and inviting area for dining and entertaining.

## Downstairs Bathroom

This downstairs wet room is designed for convenience, featuring an electric shower, wall-hung sink, and toilet, creating a sleek and space-saving layout. A side-facing window brings in natural light, while electric heating ensures comfort all year round. Ideal for practicality and ease of use.

## Kitchen

11' 10" max x 9' 5" max ( 3.61m max x 2.87m max )

This spacious kitchen features lino flooring, tiled walls, and a side-facing window above a metal sink. Equipped with laminate units, worktops, a freestanding fridge freezer and oven, it offers ample storage and workspace. A radiator provides warmth, while a rear door allows easy outdoor access.

## Utility Room

10' 7" max x 5' 2" max ( 3.23m max x 1.57m max )

This practical utility room features lino flooring for

easy maintenance, a side-facing window for natural light, and ample space for freestanding appliances. A radiator ensures warmth, making it a functional and convenient addition to the home.

## Bedroom 1

15' 7" max x 13' max ( 4.75m max x 3.96m max )

This generous double bedroom boasts laminate flooring for a sleek, modern finish and three front-facing windows, flooding the space with natural light. The high ceilings enhance the sense of openness, while ample space for freestanding furniture allows for versatile layout options, making this a bright and inviting retreat.

## Bedroom 2

14' 10" max x 10' 2" max ( 4.52m max x 3.10m max )

This comfortable double bedroom features carpeted flooring for warmth and coziness, along with a rear-facing window that brings in natural light. The high ceilings add to the spacious feel, while a radiator ensures a cozy atmosphere. With ample space for freestanding furniture, this room offers great flexibility in layout and design.

## Bedroom 3

15' 3" into alcove x 12' 2" into alcove ( 4.65m into alcove x 3.71m into alcove )

This spacious double bedroom features an extended dormer, adding extra height and light to the space. Two rear-facing windows brighten the room, complementing the cozy carpeted flooring. The angled walls create a unique and inviting atmosphere, while ample space for freestanding furniture allows for flexible design options. Perfect for a comfortable and stylish retreat.

## Bedroom 4

14' 5" into bay x 13' into bay ( 4.39m into bay x 3.96m into bay )

This inviting double bedroom features carpeted

flooring for added warmth and comfort. A front-facing window fills the space with natural light, while angled walls add character and dimension. With ample space for freestanding furniture, this room offers flexibility for a cozy and stylish setup

## Bathroom

This modern bathroom features lino flooring for easy maintenance, along with a panel bath and shower for versatility and comfort. A sleek wall-hung sink unit adds to the contemporary style, complemented by tall towel rails for practicality. A rear-facing window allows natural light to brighten the space, while an extractor fan ensures proper ventilation, making this a functional and stylish retreat.

## Storage Room

9' 6" max x 6' 3" max ( 2.90m max x 1.91m max )

This spacious first-floor storage room features laminate flooring for durability and easy upkeep. A boiler mounted on the wall adds functionality, while a side-facing window provides natural light. With ample space, it's a practical and versatile storage area.

## Loft Space

Loft hatch is located on the second floor, not boarded

## Garden/Parking

Front Garden - This spacious front garden offers a versatile outdoor area, featuring decking for relaxation and turf roll adding greenery to the entrance. Fully fenced all around, it provides privacy and security, while concrete steps lead up to the property, adding practicality to the layout. A well-sized space with great potential for landscaping or personalization.

Rear Garden - This low-maintenance rear garden features a concreted floor, providing a practical outdoor space. A convenient outdoor tap adds



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## Cardigan Road, Leeds

- Guide Price £260,000 - £270,000
- 4 Bedroom Midterraced Property
- Front & Rear Garden
- On Street Parking
- The property has planning permission to change into two self cont flats

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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