

Latchmere View, LEEDS LS16 5DT



welcome to

Latchmere View, LEEDS

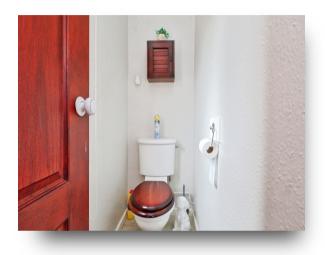
Set on a generous corner plot, this beautifully positioned two-bedroom home offers a rare combination of space, privacy, and family-friendly appeal.













Entrance/Hall Lounge

19' 11" max x 10' 6" max (6.07m max x 3.20m max) Carpeted lounge with front and rear windows, featuring a gas fire with new surround, a storage heater, and space for freestanding furniture—bright, comfortable, and full of charm.

Kitchen

11' 6" max x 7' 4" max (3.51m max x 2.24m max) Practical kitchen with tiled flooring and a rear-facing window that brings in natural light. Features include laminate units and worktops, a built-under electric oven and hob, integrated fridge and freezer, and freestanding appliances. Built-in storage cupboards and an electric heater add to the functionality of this well-equipped space.

Landing

Carpeted landing with side-facing window, offering natural light and built-in storage for added convenience—a bright and practical transitional space.

Bedroom 1

15' 3" max x 8' 10" max (4.65m max x 2.69m max) Spacious double bedroom with soft carpeting, featuring two front-facing windows that flood the room with natural light. Includes an electric heater, built-in cupboard, and ample space for freestanding furniture—offering comfort, flexibility, and functionality

Bedroom 2

10' 7" max x 10' 1" max (3.23m max x 3.07m max) Spacious double bedroom with soft carpeting and a rear-facing windows that fill the room with natural light. Features an electric heater and ample space for freestanding furniture—comfortable and versatile.

Bathroom

Well-appointed bathroom featuring lino flooring and tiled walls, with a built-in sink unit and panelled bath. A rear-facing window brings in natural light, enhancing the clean and functional design.

Toilet Room

Toilet room with practical lino flooring, side-facing window for natural light, and a fitted toilet—neat, bright, and functional

Garden

This property boasts a delightful front garden set on a generous corner plot, offering privacy and peaceful surroundings on a quiet road. It includes a driveway for convenient parking and a brick-built shed to the side for extra storage. The rear garden continues the corner plot advantage, featuring paved access to the side, a rear-positioned shed, and mature bushes lining the perimeter—creating a secluded and inviting outdoor retreat.





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Latchmere View, LEEDS

- GUIDE PRICE £190,000 £200,000 •
- 2 Bed Semi Detached
- Good Transport Links To Leeds City Centre
- Front & Rear Garden With Driveway

Tenure: Freehold EPC Rating: E Council Tax Band: B

guide price £190,000



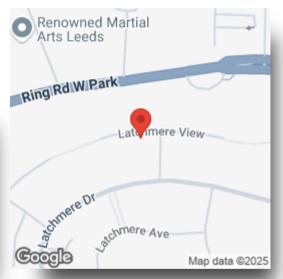


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Property Ref: HEA109224 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

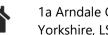
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