



**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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HEA109224 - 0007

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