



Ghyll Road, Leeds LS6 3LY

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welcome to

Ghyll Road, Leeds

This modern three-bedroom semi-detached home is perfect for families seeking both style and space



Lounge

19' 5" max x 1' 6" max (5.92m max x 0.46m max)

A stylish and comfortable lounge, fully carpeted for a cosy feel, centred around a sleek electric fire with a contemporary surround. Dual-aspect windows at the front and rear flood the space with natural light, while two modern radiators ensure a snug setting all year round. A perfect blend of practicality and modern design.

Kitchen

12' 5" max x 10' 6" max (3.78m max x 3.20m max)

Compact galley kitchen with classic shaker wooden units, laminate worktops, and integrated double oven with microwave in a tall tower. Rear window brightens tiled flooring, with built-in storage and a charming arched alcove adding character.

Utility Room

5' 9" max x 4' 4" max (1.75m max x 1.32m max)

Practical utility room with tiled flooring, featuring free-standing appliances and a side window for natural light. Includes a convenient WC, making it both functional and versatile.

Landing

Carpeted landing with built-in storage cupboard accessed off the hall, featuring windows to the side and front for added light. Boiler is discreetly housed in the hatch, maintaining a neat and functional space.

Bedroom1

14' 11" max x 9' 4" max (4.55m max x 2.84m max)

Spacious double bedroom with soft carpeting, two front-facing windows for ample natural light, and a radiator for year-round comfort. Offers generous room for freestanding furniture, making it a versatile and inviting space.

Bedroom2

13' max x 8' 11" max (3.96m max x 2.72m max)

Spacious double bedroom with rear-facing window, fitted radiator, and ample room for freestanding furniture—offering comfort and flexibility in layout

Bedroom3 (dormer)

16' 11" max x 13' 4" max (5.16m max x 4.06m max)

Very spacious dormer double bedroom with soft carpeting, rear window and Velux skylight bringing in natural light. Features an angled ceiling, radiator, and ample room for freestanding furnishings.

Landing

Dormer landing is carpeted with two windows to the side

Bathroom

Contemporary bathroom featuring fresh lino flooring, a panelled bath with shower over, and stylish wall panelling for a modern finish. Includes built-in storage, sleek towel rail, and dual-aspect windows to the rear and side, filling the space with natural light.

Cupboard (2nd Dormer)

6' 6" max x 3' 11" max (1.98m max x 1.19m max)

Carpeted walk-in cupboard within the dormer, currently used as a wardrobe and storage area. Features a rear-facing window that brings in natural light, making the space both functional and pleasant.

Garden

Front Garden - has large driveway

Spacious rear garden, fully enclosed with fencing for privacy, featuring a lawned area, raised decking, and a patio space ideal for outdoor living. A tree to the rear offers a natural focal point beside the shed, with steps adding interest and access across levels.



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welcome to

Ghyll Road, Leeds

- Guide Price £300,000
- Spacious 3 Bedroom Semi Detached House
- Front & Rear Garden
- Good Transport Links To Leeds City Centre
- Chain Free

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

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