



Latchmere Drive, Leeds LS16 5DY

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welcome to

Latchmere Drive, Leeds

This stunning three-bedroom modern home offers an exceptional blend of luxury, style, and practicality, nestled in a highly sought-after location with excellent transport links to Leeds city centre



Entrance/Porch

This welcoming entrance boasts gleaming marble-tiled flooring that sets a luxurious tone from the moment you arrive. Neatly integrated storage cupboards offer practicality without compromising style, making it the perfect blend of function and finesse

Lounge

22' 2" max x 12' into recess (6.76m max x 3.66m into recess)

A beautifully proportioned and traditionally styled lounge offering generous space and an inviting atmosphere. Dual windows allow for ample natural light, highlighting the warmth of the wall-to-wall carpeting. Two classic radiators provide cozy comfort throughout the seasons. The standout feature is a charming period fireplace, complete with elegant detailing and a refined mantelpiece—perfect for relaxed evenings or entertaining guests in style.

Kitchen

9' 2" max x 13' 4" max (2.79m max x 4.06m max)

This stylish and well-appointed kitchen features elegant marble flooring that adds a touch of luxury beneath your feet. A range of fitted cupboards and ample high-gloss storage units offer sleek practicality, while a dedicated pantry provides extra space for essentials. The kitchen includes integrated appliances, such as an oven and microwave, plus a modern gas hob for effortless cooking. A side door offers convenient outdoor access, and a radiator ensures comfort throughout the year.

Landing

A carpeted landing area featuring a window for natural light and a built-in storage cupboard, offering practical space and a bright, airy feel. Would you like to mention access to bedrooms or loft?

Bedroom 1

13' 5" max x 12' 5" max (4.09m max x 3.78m max)

A well-proportioned, carpeted bedroom boasting modern décor and a sleek finish. Features include sliding fitted wardrobes offering ample storage, a radiator for year-round comfort, and a stylish, contemporary ambiance.

Bedroom 2

9' 5" max x 13' 3" max (2.87m max x 4.04m max)

A carpeted bedroom with fitted storage wardrobes and a dedicated dressing table area, while still allowing space for additional free-standing furniture.

Bedroom 3

9' max x 8' 1" max (2.74m max x 2.46m max)

A stylish single bedroom with modern décor, fitted high-gloss wardrobes for a sleek finish, and soft carpeting for added comfort

Bathroom

A modern bathroom featuring fully tiled walls and ceiling, tiled flooring, a corner shower unit, and built-in storage. Finished with stylish décor for a fresh, functional space.

Loft

Partially boarded

Garden/ Parking

To the front, a neatly maintained lawn bordered by mature hedging offers privacy and curb appeal. The rear garden features a spacious, low-maintenance layout with a two-tier patio and gravelled areas, all enclosed by high fencing for security and seclusion. A gated driveway provides convenient access and off-road parking



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welcome to

Latchmere Drive, Leeds

- Offers Over £260,000
- 3 Bed Semi Detached
- Modern Throughout
- Driveway, Front & Rear Garden
- Sought After Location

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

offers over
£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109319 - 0002

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0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West
Yorkshire, LS6 2UE



williamhbrown.co.uk