

welcome to

Trelawn Crescent, Leeds

Stunning three-bedroom semi-detached home, where modern living meets comfort and convenience. Perfectly positioned in a sought-after residential area, this property offers a fresh and stylish interior throughout, making it an ideal choice for families & First time buyers!













Lounge

Step into this beautifully presented, ultra-modern lounge featuring plush carpeting and a large front-facing window that floods the space with natural light. A brand-new radiator ensures efficient warmth, while the spacious layout is enhanced by a sleek electric feature fireplace—perfectly blending style and comfort for contemporary living.

Kitchen

18' 8" max x 9' 10" max (5.69m max x 3.00m max) This brand-new kitchen combines sleek design with everyday functionality. It features grey shaker-style units with bold black fittings, durable laminate worktops, and a composite sink with matching tap. Integrated appliances include a built-under double oven, slimline dishwasher, and fridge freezer, all neatly tucked away for a clean, modern look. Laminate flooring runs throughout, complemented by two radiators for year-round comfort. The openplan layout is bright and airy, with a side window, rear door, and a charming bay window framing the dining area—complete with table and chairs. Stylish, spacious, and ready to impress.

Downstairs W/C

A sleek and practical downstairs toilet featuring modern laminate flooring, a side-facing window for natural light, and a compact space-saving sink paired with a contemporary toilet—ideal for guest convenience and everyday use.

Landing

A bright and welcoming landing area, fully carpeted for comfort, with a side-facing window that brings in natural light—creating a pleasant transition space between rooms.

Bedroom 1

16' 2" max x 11' 4" max (4.93m max x 3.45m max) A bright and spacious double bedroom with fresh carpeting and a front-facing window that fills the room with natural light. Modern in style, it features a radiator and ample space for free-standing

furniture—perfect for comfortable, contemporary living.

Bedroom 2

13' 6" max x 11' 9" max (4.11m max x 3.58m max) A spacious and modern double bedroom featuring fresh carpeting and a large bay window to the rear, filling the room with natural light. Light and airy in feel, it includes a radiator and ample space for freestanding furniture—perfect for creating a comfortable and stylish retreat.

Bedroom 3

9' 10" max x 6' 7" max (3.00m max x 2.01m max) A generously sized single bedroom, newly carpeted. It features a single bed, two side-facing windows for plenty of natural light, a radiator, and room for freestanding furniture—perfect for a comfortable and modern setup.

Bathroom

A beautifully designed, brand-new bathroom featuring a modern wooden-panelled bath with a sleek shower screen and striking black fixtures throughout. Stunning floor-to-ceiling tiling adds a luxurious touch, complemented by a contemporary towel radiator and a stylish sink unit positioned above the toilet. Complete with an extractor fan for ventilation, this space blends elegance and practicality in a truly modern finish

Loft Space

Insulated, no electrics

Garden/Parking

The front garden boasts freshly laid turf, neatly enclosed with fencing to the front and side, complemented by decorative gravel and a spacious shed. Paving runs along the side, leading to a convenient outdoor tap. At the rear, new turf rolls out across the lawn, framed by mature bushes at the back for added privacy. A large, fully paved driveway offers ample parking for 2 cars, all securely fenced and enhanced by an outdoor light for evening visibility.





welcome to

Trelawn Crescent, Leeds

- 3 Bedroom Semi Detached
- Front & Rear Garden With Driveway
- Modern Interior Throughout
- Great Transport Links To Leeds City Centre
- Located In a Sought After Area

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£325,000









Please note the marker reflects the postcode not the actual property

Not for marketing purposes INTERNAL USE ONLY

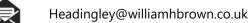




Property Ref: HEA109376 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.



0113 278 5337



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



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.