



Trelawn Crescent, Leeds LS6 3JW

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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 open-plan 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 free-standing 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 free-standing 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.



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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

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Property Ref:
HEA109376 - 0003

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