



Springbank Crescent, Leeds LS6 1AB

welcome to

Springbank Crescent, Leeds

Spacious, versatile & full of potential! This three-bedroom semi-detached home sits on a generous plot in a popular location. With scope to extend (STPP), the property features two reception rooms, a kitchen/diner, three good-sized bedrooms, and a standout rear garden & driveway



Springbank Crescent.

Internal viewing is strongly advised to fully appreciate the generous proportions and flexible layout of this three-bedroom semi-detached home, ideally situated in a sought-after residential area close to local amenities and excellent transport links.

Occupying a substantial plot, the property offers exciting potential for extension (subject to the necessary planning consents). The accommodation is both spacious and versatile, briefly comprising: entrance porch, welcoming hallway, lounge, second reception room (currently used as a bedroom), and a well-proportioned kitchen/diner on the ground floor.

Upstairs, you'll find three good-sized bedrooms and a family bathroom. Externally, the home benefits from a driveway to the front and a mature garden. A standout feature is the expansive rear garden, mainly laid to lawn and bordered by established trees—perfect for families, keen gardeners, or those simply seeking outdoor space. This property is sure to attract a wide range of buyers—don't miss the opportunity to make it yours!

Ground Floor

Entrance Porch

door to the front opening into the porch with internal door opening into the hallway

Hallway

A spacious hallway with understair cupboard and stairs up to the first floor.

Lounge

12' 9" x 11' 5" max (3.89m x 3.48m max)

A spacious reception room with wooden flooring, radiator and window to the rear with views over the garden.

Kitchen/Diner

7' 5" x 14' 4" max (2.26m x 4.37m max)

The kitchen provides a range of wall and base units with work surfaces over with one bowl stainless steel sink. Space for free standing fridge freezer, plumbing for washing machine, space for cooker and dishwasher. Two windows, radiator and ample space for dining table and chairs.

Bedroom One

11' 4" x 10' 1" (3.45m x 3.07m)

A versatile room currently utilised as a bedroom with wooden flooring, radiator and window to the front

First Floor

Landing

Stairs from the ground floor

Bedroom Two

13' 2" x 10' 2" max (4.01m x 3.10m max)

A good sized double bedroom with radiator, wooden flooring and window to the front

Bedroom Three

13' 2" x 11' 2" max (4.01m x 3.40m max)

Wooden flooring, radiator and window to the rear overlooking the garden.

Bedroom Four

7' 4" x 6' 2" max (2.24m x 1.88m max)

Wooden flooring, radiator and window to the front

Bathroom

The bathroom comprises; bath with electric shower attachment, wash basin, low flush wc, tiled walls, lino flooring and window to the rear

Outside

To the front of the property there is a concrete driveway providing off street parking, mature front garden and fence borders. There is a garage ideal for storage.

A particular feature of this property is the generous rear garden, mainly laid to lawn with mature trees - this space is ideal to extend the property (subject to relevant planning permissions)



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welcome to

Springbank Crescent, Leeds

- Three-bedroom Semi-detached
- Generous Rear Garden
- Driveway & front garden
- Potential to extend (subject to planning permission)
- Spacious & versatile layout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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