









## welcome to

# **Kendal Walk, LEEDS**

This charming two-bedroom end-terraced home offers a perfect blend of space, comfort, and convenience. Situated in a quiet residential area, With excellent transport links to Leeds city centre and a range of local amenities just a short walk away—including shops, schools, and parks.













### Lounge

19' max x 11' 7" max ( 5.79m max x 3.53m max ) A bright and spacious lounge featuring sleek laminate flooring and practical under-stairs storage. The open-plan layout flows seamlessly into the dining area, enhanced by two radiators for year-round comfort. Natural light pours in through a large front-facing window, while PVC sliding doors offer easy access to the adjoining kitchen, creating a modern and sociable living space.

#### Kitchen

11' 6" max x 7' 11" max ( 3.51m max x 2.41m max ) A stylish open-plan kitchen featuring tiled flooring and striking dark pink and black gloss units paired with durable laminate worktops. The space is equipped with an undermount oven, a 4-ring gas hob, and a one-bowl composite sink. Natural light flows in through a rear-facing window and door, while PVC sliding doors connect seamlessly to the lounge. With freestanding appliances, a tiled backsplash, and a radiator for comfort, this kitchen blends bold design with everyday practicality.

### Bedroom1

11' 7" max x 8' 8" max ( 3.53m max x 2.64m max ) A comfortable and well-proportioned bedroom featuring soft carpeted flooring and a front-facing window that invites natural light. The space accommodates a double bed with ease and offers ample room for freestanding furniture. A wall-mounted radiator ensures warmth and coziness, making this an ideal retreat for rest and relaxation.

#### **Bedroom 2**

10' 11" max x 9' 4" max ( 3.33m max x 2.84m max ) A cozy and functional rear-facing bedroom featuring soft carpeted flooring and a large window that fills the space with natural light. The room comfortably accommodates a double bed and offers ample space for freestanding furniture. Built-in sliding wardrobes and additional integrated storage provide practical solutions for organization, while a wall-mounted radiator ensures a warm and inviting atmosphere year-round.

#### **Bathroom**

A well-appointed bathroom featuring fully tiled flooring and walls for a clean, contemporary finish. The space includes a classic pedestal sink, a toilet, and a panelled bath with a shower over, offering both convenience and comfort. A side-facing window brings in natural light, while a sleek towel radiator adds warmth and functionality.

## **Loft Space**

A useful and well-maintained loft area, fully boarded to offer secure storage or potential for further use. Accessed via a convenient step ladder, the space is equipped with lighting, making it ideal for storing household items or seasonal belongings with ease.

### **Garden & Parking**

The property features both front and rear gardens, offering a mix of curb appeal and outdoor functionality. The rear garden is fully fenced, providing privacy and security, with a well-maintained lawn and direct access to a garage and driveway at the back. At the front, steps lead up to the entrance, bordered by a grassy area and paved pathway. The driveway extends from the front to the rear of the property, enhancing overall ease of parking and access to the garage.





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# **Kendal Walk, LEEDS**

- Guide Price £230,000 £240,000
- 2 Bedroom End Terraced Property
- Front & Rear Garden With Driveway & Garage
- Great Transport Links To Leeds City Centre
- Good Local Amenities

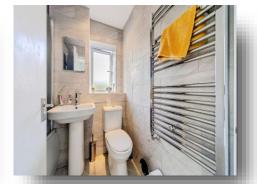
Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000 - £240,000







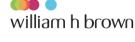


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