



Kendal Walk, LEEDS LS3 1NP

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.



view this property online williamhbrown.co.uk/Property/HEA109289



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109289



Property Ref:
HEA109289 - 0002

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.

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.



william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



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



williamhbrown.co.uk