



Blencarn Drive, Leeds, LS14

Guide Price £260,000 - £270,000













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This well-presented 3 storey semi-detached property is a fantastic opportunity for those seeking a modern family home. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC. The ground floor features a spacious kitchen/diner, perfect for family meals and entertaining, alongside a cozy lounge that provides a comfortable space to relax.

Moving to the first floor, you'll find two well-proportioned bedrooms, a family bathroom, and a lobby area with stairs leading to the second floor. The second floor boasts a large master bedroom complete with an en-suite. Outside, the property benefits from a good-sized rear garden, ideal for outdoor activities, as well as a driveway that accommodates two cars at the front aspect. This home is perfect for families looking for space and modern living.

Situated down Blencarn Drive in Seacroft. Seacroft is a vibrant area in Leeds, known for its community feel and convenient amenities. In the vicinity, you'll find various amenities such as supermarkets, local shops, restaurants, and cafes, making daily errands easy and accessible. For families with children, there are several schools nearby, including Seacroft Grange Primary School and Parklands Primary School, providing quality education options within reach. Additionally, the area offers green spaces like Seacroft Green Park, where residents can enjoy outdoor activities and relaxation. Seacroft is a great location for those looking for a lively neighbourhood with essential amenities and educational facilities.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Semi-Detached
- 3 Bedrooms
- 2 Bathrooms
- Driveway
- Close to Amenities

DETAILS

Entrance Hall

With vinyl flooring, radiator, door leading front aspect, door leading to downstairs WC, door leading to kitchen/diner and stairs leading to first floor.

Kitchen/Diner

With vinyl flooring, radiator, cabinets, laminate work surfaces, space for appliances, sink/drainage, double glazed windows, integrated hob, integrated oven, fan extractor and door leading to lounge

Lounge

With carpet flooring, patio doors leading to rear garden, radiator and door leading to under stair storage.

Downstairs WC

With vinyl flooring, WC, radiator, pedestal hand wash basin and double glazed windows.

Master Bedroom

With carpet flooring, radiator, door leading to en-suite and double glazed windows.

En-suite

With vinyl flooring, radiator, shower cubicle with shower attachment, WC, double glazed window, pedestal hand wash basin.

Bedroom 2

With carpet flooring, double glazed windows and radiator.

Bedroom 3

With carpet flooring, radiator and double glazed windows.

Lobby

With carpet flooring, radiator, double glazed windows and stairs leading to third floor.

Bathroom

With vinyl flooring, WC, double glazed windows, pedestal hand wash basin, bath tub with shower attachment and radiator.

Rear Garden

With lawn, fence boundary, decking, patio doors leading to lounge, access to the front aspect.

Parking

Offers driveway to the front aspect.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

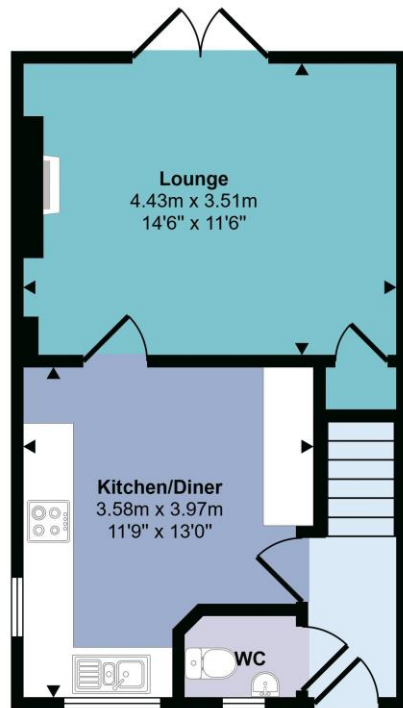
Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

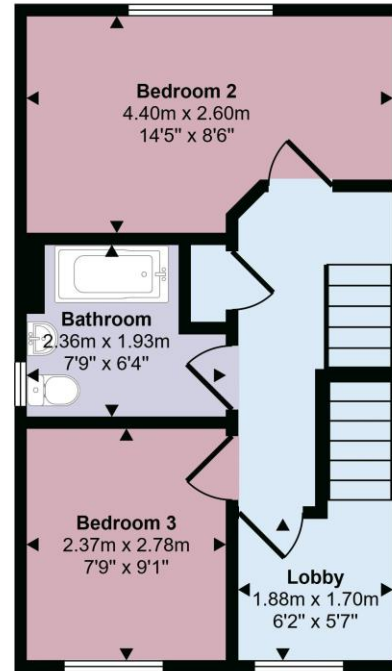
Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

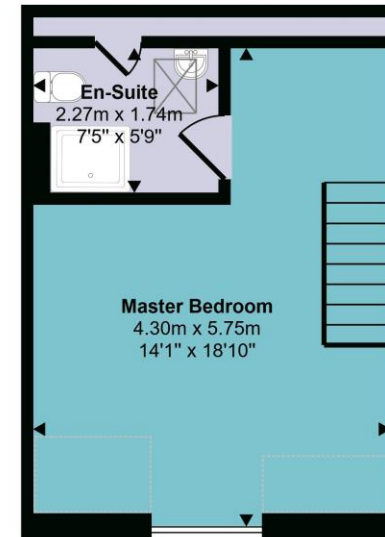
Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft



First Floor
Approx 34 sq m / 363 sq ft



Second Floor
Approx 26 sq m / 284 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.