



Ring Road, West Park Leeds LS16 6EJ

welcome to

Ring Road, West Park Leeds

William H Brown is proud to offer this well presented True Bungalow in a highly sought after location. The Property offers ample space throughout and enjoys the benefits of three double bedrooms and two reception rooms. DRIVEWAY & Offered with NO CHAIN



Offered with no onward chain is this true bungalow, located in West Park which is a highly sought after location due to its links with schools and local community. The property is close by a number of playing fields and enjoys fantastic bus services into Leeds City and other surrounding towns. Within walking distance to a number of local amenities, this property really does have it all.

The accommodation itself briefly comprises of a private driveway leading up to the house with the well maintained front garden on show. Walking into the house you enjoy a porch and entrance into the spacious living room. Into the hallway in the middle of the house, bedroom three and the kitchen are to the left and the dining room and bedroom two are straight ahead overlooking the far reaching rear garden. To the right of you is the family bathroom and good size bedroom one with bay window in place.

Porch

Door opens to the porch which is an ideal space for shoes and coats

Living Room

21' 1" x 12' 5" Max (6.43m x 3.78m Max)

The living room has ample space and benefits from dual aspect natural lighting with a window to the side and front. Two radiators warm the room alongside a gas fireplace.

Dining Room

10' 1" x 10' 1" (3.07m x 3.07m)

Enjoys carpeted flooring and two double glazed windows to the rear. This is a through room to the kitchen and has a wall mounted radiator.

Kitchen

9' 9" x 8' 5" (2.97m x 2.57m)

The kitchen enjoys plenty of space for working with laminate tops throughout. There is a radiator and space for a fridge and washing machine. With a double glazed window to the side, gas hob/oven and sink and drainer, the kitchen is fully kitted out and ready to move into.

Bedroom One

14' 5" x 12' 1" (4.39m x 3.68m)

This spacious bedroom enjoys carpeted flooring as well as a double glazed bay window to the front of the property. The room is warmed by a radiator.

Bedroom Two

12' 10" x 12' (3.91m x 3.66m)

Another spacious bedroom with integrated wardrobes and a double glazed window to the rear of the property. A radiator is fitted to the wall.

Bedroom Three

9' x 8' 7" (2.74m x 2.62m)

Spacious bathroom with both a bath and a shower cubicle. There is natural light with a double glazed window alongside a pedestal sink and Low Flush WC.

Outside

The property benefits from a private driveway to the front allowing ample off street parking. There are well maintained gardens



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welcome to

Ring Road, West Park Leeds

- Detached True Bungalow
- Off Street Parking & Garage
- Spacious Rooms Throughout
- No Onward Chain
- Highly Sought After Location

Tenure: Freehold EPC Rating: D

£415,000



Floor Plan

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106477 - 0004

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