



**Silk Mill Drive, Leeds LS16 6DN**

**welcome to**

**Silk Mill Drive, Leeds**

\*GUIDE PRICE £200,000 - £220,000\* Internal viewing is highly recommended for this three bedroom end-terrace property which benefits from a DRIVEWAY & GARAGE. Spacious, versatile accommodation throughout and close to good transport links.



## **Silk Mill Drive**

A well proportioned three bedroom end-terrace property, close to local amenities and good transport links. The property offers spacious and versatile accommodation throughout with briefly comprises; Entrance hall, generous through lounge, fitted kitchen, versatile 'utility space', conservatory and rear porch all to the ground floor. The first floor offers three good sized bedrooms and the house bathroom. To the outside the property benefits from a generous driveway and detached garage providing ample off street parking and storage. There is a lawned area and low maintenance gardens to the front, side and rear.

## **Ground Floor**

### **Entrance Hall**

Door to the front and stairs to the first floor

### **Lounge**

11' 1" x 18' 6" ( 3.38m x 5.64m )

A generous through lounge with laminate wood flooring, gas fire place with surround, two radiators and windows to both front and rear

### **Kitchen**

10' 10" x 8' 4" ( 3.30m x 2.54m )

The fitted kitchen features a range of wall and base units with complimentary work surfaces over, sink unit with mixer tap and tiled splash backs, space for undercounter fridge and freezer, oven with gas hob and extractor, door and window into the rear porch

### **Utility Space**

9' 8" x 6' 8" ( 2.95m x 2.03m )

A versatile, generous space with plumbing for washing machine, vinyl flooring, radiator, useful fitted cupboards ideal for storage and window to the front

## **Conservatory**

11' 4" x 7' 10" ( 3.45m x 2.39m )

A lovely spacious addition to the property with tiled flooring, windows to three sides - currently being used as a dining room

## **Rear Porch**

## **First Floor**

### **Landing**

With stairs from the ground floor, useful storage cupboard and access to the part boarded loft

### **Bedroom One**

11' 1" x 10' 7" ( 3.38m x 3.23m )

A good sized double bedroom with integrated wardrobes, radiator and window to the front

### **Bedroom Two**

10' 1" x 7' 8" ( 3.07m x 2.34m )

A second double bedroom with radiator and window to the front

### **Bedroom Three**

8' 3" x 7' 7" ( 2.51m x 2.31m )

Radiator and double glazed window to the rear

### **Bathroom**

The fully tiled bathroom with low flush wc, wash basin, bath, separate shower cubicle, radiator, vinyl flooring and window to the rear

## **Outside**

Gated pathway leading to the front of the property with some mature shrub and hedge borders. The property benefits from a generous driveway and detached garage providing ample off street parking and storage. There is a lawn area and low maintenance paved areas.

## **Agents Note**

We are of the understanding that this property is non-standard Airey construction. For more information please speak to your mortgage advisor



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## Silk Mill Drive, Leeds

- \*\*\*\*\*GUIDE PRICE £200,000 - £220,000\*\*\*\*\*
- Three Bedroom End-terrace
- Driveway & Garage
- Spacious Gardens
- Versatile Accommodation

Tenure: Freehold EPC Rating: E

guide price

**£200,000 - £220,000**



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

### directions to this property:

From Horsforth Train Station - drive up Tinshell Lane and take the fourth street on your right which is Woodnook Drive, take the first left onto Silk Mill Drive, past the row of shops, take the second left onto Bedford Garth, then your first right onto Bedford Mount follow the road down to the very end where there is a grass verge and bollards - the house can be found on your right hand side



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT106559 - 0003

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