

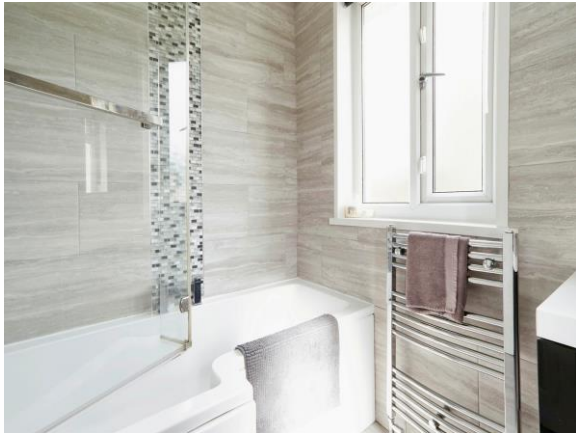


**Iveson Drive, Leeds LS16 6NG**

**welcome to**

**Iveson Drive, Leeds**

A spacious, well presented three bedroom semi-detached home - READY TO MOVE INTO! Benefiting from a DRIVEWAY & GARAGE. Attractive, enclosed rear garden. Modern kitchen/diner and bathroom. Useful downstairs WC.



## Iveson Drive

A beautifully presented three bedroom semi-detached home in a popular residential area of LS16 - close to good schools, transport links and local amenities. This home has been well cared for by the current owner and offers ready to move into accommodation which briefly comprises; Spacious entrance hallway, bright through lounge, modern kitchen/diner and useful cloakroom to the ground floor. The first floor offers a spacious landing with useful cupboard and loft access, two good sized double bedrooms and third bedroom which is ideal as an office/nursery.

To the outside the property benefits from a block paved driveway and single detached garage providing ample off street parking and storage. Garden laid to lawn to the front and a generous sized rear garden which is private and enclosed. Internal viewing is highly recommended to truly appreciate the accommodation on offer.

## Ground Floor

### Entrance Hallway

Door to the front opens into a good sized entrance hall with stairs to the first floor, laminate flooring and useful under stair storage.

### Lounge

10' 5" x 18' 6" ( 3.17m x 5.64m )

A good sized through lounge with bright neutral decor, modern style wall mounted gas fire, radiator, laminate flooring, window to the front and double glass doors to the rear opening onto the garden and affording the room with plenty of natural light.

## Kitchen / Diner

13' 10" max x 12' 6" max ( 4.22m max x 3.81m max )

The spacious kitchen/diner comprises a range of modern wall and base units with complimentary worktops over with matching upstands and incorporating a sink unit with mixer tap and AEG induction hob. Space for fridge freezer, integrated dishwasher and washing machine. Down lighting, ceiling spot lights, vertical radiator, useful storage cupboards, window to the rear overlooking the garden, laminate wood flooring and door to the side. Ample space for dining table and chairs and access to the downstairs wc.

## Cloakroom

A useful downstairs cloakroom with vinyl flooring, wc, vanity wash basin. electric mirror and extractor fan

## First Floor

### Landing

With stairs from the ground floor, useful airing cupboard, radiator, window to the side and access to the loft

### Bedroom One

15' 4" x 9' 7" ( 4.67m x 2.92m )

A generous sized double bedroom with neutral decor, space for free standing furniture, radiator and window to the front.

### Bedroom Two

11' 4" x 8' 8" ( 3.45m x 2.64m )

A second double bedroom with neutral decor, fitted wardrobe, radiator and window to the rear

### Bedroom Three

5' 11" x 3' 9" ( 1.80m x 1.14m )

Ideal as a study with window

## Bathroom

The modern bathroom comprises; P shaped bath with shower over and screen, vanity wash basin, low flush wc, heated towel rail, tiled walls and flooring, electric mirror and window to both rear and side.

## Outside

The front of the property benefits from a block paved driveway which in turn leads to the single detached garage, providing both off street parking and storage.

Steps lead up to the front doors and a path provides access down the side of the property to the rear. The front garden is raised with garden laid to lawn and mature hedge border to the front to create privacy.

The attractive rear garden is of a good sized with garden laid to lawn with hedge and fence borders making this a lovely, enclosed space to relax, entertain or for those with children or pets. There is a good sized paved patio idea ideal for seating.

## Garage

A useful single detached garage providing ample storage with up and over doors.

## Agents Note

Please note that this property is of non-standard construction and is a Levitt Cartwright. Please ask for more information.

We suggest that you discuss this with your financial advisor.



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welcome to

## Iveson Drive, Leeds

- Three Bedroom Semi-detached Home
- Driveway & Garage
- Attractive Rear Garden
- Ready to Move into Accommodation
- Modern Kitchen/Diner & Bathroom

Tenure: Freehold EPC Rating: E



# £240,000

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



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