



**Silk Mill Road, Leeds LS16 6PT**



**welcome to**

**Silk Mill Road, Leeds**

\*GUIDE PRICE £210,000 - £220,000\* Offering ready to move into accommodation with this TWO DOUBLE bedroom home, which is sure to appeal to a number of buyers. Modern & Stylish kitchen. Conservatory. DRIVEWAY and enclosed front & rear gardens.



## **Silk Mill Road**

A spacious and well presented two double bedroom semi-detached home which is situated in a popular residential area, close to local amenities, good transport links and schools. Internal viewing is highly recommended to appreciate the accommodation on offer which has been tastefully renovated throughout by the current owners. The property briefly comprises; Entrance hall, spacious lounge, modern fitted kitchen/diner, utility space and added conservatory which is currently being utilised as a playroom. The first floor offers two double bedrooms and the house bathroom, there is also access to the part boarded loft ideal for storage. Outside the property benefits from a driveway providing ample off street parking, enclosed garden laid to the lawn to the front and an enclosed space to the rear which is decked and a lovely space to sit and relax.

## **Ground Floor**

### **Entrance Hallway**

Door to the front opens into the welcoming hallway with stairs to the first floor

### **Lounge**

11' 5" x 13' 11" ( 3.48m x 4.24m )

A spacious, bright and airy lounge with a feature electric stove with attractive surround, radiator, carpet, internal oak doors from the hallway and leading through to the kitchen, large window to the front allowing ample natural light into the room.

### **Kitchen / Diner**

13' 8" x 7' 7" ( 4.17m x 2.31m )

The modern fitted kitchen features a range of wall and base units in a white high glass finish with complimentary work surfaces over, sink and drainer unit with mixer tap, tiled splash backs. There is space for a free standing fridge freezer, electric oven with gas hob, Tiled flooring, down lighting, ceiling spot lights, radiator and window to the rear. There is ample space for dining table and chairs.

## **Utility Area**

A useful space with plumbing for washing machine and tumble dryer. Useful storage cupboard and access to the conservatory

## **Conservatory**

14' 1" x 8' 8" ( 4.29m x 2.64m )

A useful addition to the property adding that extra space to the downstairs accommodation. Currently being utilised as a playroom with radiator and windows to both the front and rear as well as a door allowing access to the back garden.

## **First Floor**

### **Landing**

Stairs from the first floor, window to the side and access to the part boarded loft

### **Bedroom One**

14' 10" x 8' 10" ( 4.52m x 2.69m )

A good sized double bedroom with neutral decor, useful integrated cupboard, radiator and window to the front

### **Bedroom Two**

10' 5" max x 11' 1" ( 3.17m max x 3.38m )

A second good sized bedroom with laminate flooring, ample space for free standing furniture, radiator and window to the rear

### **Bathroom**

The bathroom comprises; bath with shower over and screen, vanity unit housing the wc and wash basin with useful storage, radiator, tiled walls, vinyl flooring and window to the rear

## **Outside**

To the front of the property there is a gated garden laid to lawn.

The property benefits from a driveway providing ample off street parking.

To the rear is a good sized space which is decked, a lovely space to sit and relax, fence borders and garden shed.

## **Agents Note**

Please note that this property is of non-standard construction and we are of the understanding it is a 'Wimpey No Fines' Please consult your mortgage lender for more information



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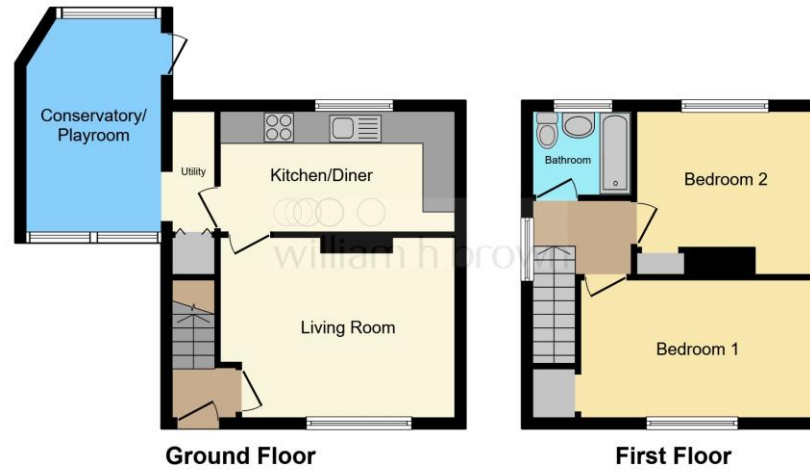
## Silk Mill Road, Leeds

- Two Double Bedroom Semi-detached Home
- Driveway to the Front
- Enclosed Front Garden
- Modern Kitchen/Diner
- Popular Residential Area

Tenure: Freehold EPC Rating: D

guide price

**£210,000 - £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



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Property Ref:  
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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 258 3476**



[Horsforth@williambrown.co.uk](mailto:Horsforth@williambrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



[williambrown.co.uk](https://www.williambrown.co.uk)