



**Abbeydale Gardens, Leeds LS5 3RG**



**welcome to**

## **Abbeydale Gardens, Leeds**

A semi-detached two bedroom bungalow situated in a popular Kirkstall location close to local amenities, good schools and transport links. This bungalow provides ready to move into stylish accommodation and benefits from a DRIVEWAY & GARAGE and Generous REAR GARDEN.



### **Abbeydale Gardens**

A spacious two bedroom semi-detached bungalow situated in a cul-de-sac position in a popular Kirkstall location close to local amenities, good transport links and schools. The accommodation is well presented throughout and briefly comprises; Entrance hallway, fitted kitchen, spacious lounge with door to the rear, two bedrooms and a good sized bathroom. The property benefits from a generous driveway and detached garage offering ample off street parking and storage. Garden to the front and generous garden to the rear. Internal viewing is highly recommended to appreciate to accommodation on offer.

### **Hallway**

Door to the side opens into the hallway with useful storage cupboard and radiator

### **Lounge**

18' 3" x 10' ( 5.56m x 3.05m )

A good sized lounge with attractive decor, laminate wood flooring, two radiators and large glass door and window to the rear allowing ample natural light and access to the garden. Open to the kitchen

### **Kitchen**

9' x 6' 11" ( 2.74m x 2.11m )

The fitted kitchen features a range of wall and base units with complementary laminate work surfaces over which incorporate a stainless steel sink with mixer tap and an electric induction hob. Tiled splash backs and vinyl flooring. Space for free standing fridge freezer, electric oven, plumbing for washing machine and dishwasher. Window to the rear overlooking the garden.

### **Bedroom One**

14' 2" x 9' 3" ( 4.32m x 2.82m )

A good sized double bedroom with neutral decor, radiator and window to the front.

### **Bedroom Two**

8' 1" x 6' 8" ( 2.46m x 2.03m )

A second good sized bedroom with radiator and window to the rear.

### **Bathroom**

The fully tiled spacious bathroom comprises; bath with shower over and screen, low flush wc, pedestal wash basin and window to the side

### **Outside**

There is a garden laid to the lawn to front of the property.

A generous driveway runs down the side of the property and in turn leads to the detached garage - providing ample off street parking and storage.

The rear garden is of a generous size and mainly laid to lawn with a paved patio area and fence borders.



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## Abbeydale Gardens, Leeds

- Two Bedroom Semi-detached Bungalow
- Generous Rear Garden
- Driveway & Detached Garage
- Ready to Move into Accommodation
- Popular Residential Area

Tenure: Freehold EPC Rating: C

offers over

**£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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