



Luttrell Place, Leeds LS16 6LT

welcome to

Luttrell Place, Leeds

This three-bedroom semi-detached home in Luttrell Place has a good-sized garden and plenty of space inside. The living room is bright, the kitchen is modern, and the bedrooms are comfortable. It's a great choice for families looking for a nice place to live



Luttrell Place

This three-bedroom semi-detached home in Luttrell Place has a good-sized garden and plenty of space inside, located in a popular residential area close to local amenities and good schools. Accommodation briefly comprises; Entrance hallway, through lounge/diner, spacious kitchen and useful downstairs WC. To the first are three good sized bedrooms and the house bathroom. Outside there is a generous garden to the rear ideal for those with families or who love to entertain.

Ground Floor

Entrance Porch

Door to the front opening into the porch which has a tiled floor and fully windowed walls. Internal door leads into the hallway with access to the stairs.

Lounge / Dining Room

18' 6" x 10' 6" (5.64m x 3.20m)

This spacious through lounge has space for both living and dining areas with windows to both the rear and the front of the property, laminate flooring and a radiator.

Kitchen

14' 11" max x 10' 4" (4.55m max x 3.15m)

The kitchen comprises a range of wall and base units with laminate worktops over with sink and drainer unit. Space for large Belling gas oven, plumbing for washing machine and space for fridge freezer. Pantry for added storage, laminate flooring, radiator and a window to the rear.

Cloakroom

This cloakroom comprises; a low flush WC, wash basin, tiled flooring and window to the side. This leads into a hall with access to the side of the property.

First Floor

Landing

The landing has two windows to the side of the property and loft access.

Bedroom One

10' 9" +recess x 9' 7" (3.28m +recess x 2.92m)

This spacious double bedroom has a large window to the front and a radiator.

Bedroom Two

11' 5" +recess x 8' 8" (3.48m +recess x 2.64m)

Another spacious bedroom with a window to the rear, radiator and integrated wardrobes.

Bedroom Three

8' 2" max x 6' 7" (2.49m max x 2.01m)

This bedroom has a window to the front, radiator and integrated wardrobe.

Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)

This bathroom comprises: bath with shower over, low flush WC, wash basin, radiator, laminate flooring and window to the rear.

Outside

To the front of the property there is a garden laid to lawn, path leading to the front door and mature hedge borders allowing a degree of privacy.

There is a good sized rear garden mainly laid to lawn with paved patio area and hedge borders making this a great space.

Agents Note

This property is of non-standard Livett Cartwright - This needs to be checked with your mortgage advisor and lender.



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welcome to

Luttrell Place, Leeds

- Three Bedroom Semi-detached Home
- Generous Rear Garden
- Through Lounge/Diner
- Popular Residential Area
- Spacious Accommodation

Tenure: Freehold EPC Rating: C

£235,000



Ground Floor



First Floor

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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