



**Abbeydale Garth, Leeds LS5 3RQ**



**welcome to**

## **Abbeydale Garth, Leeds**

Offering modern and ready to move into accommodation is this spacious three bedroom semi-detached home in a popular residential area of Kirkstall. Driveway providing off street parking and an enclosed south-facing garden. Internal viewing is highly recommended to appreciate the accommodation on offer



## Abbeydale Garth

This spacious three-bedroom home in Abbeydale Garth, Kirkstall, offers a comfortable and modern living experience. The property features a driveway for convenient off-road parking and a south-facing enclosed garden, perfect for outdoor activities and entertaining. The ground floor boasts a contemporary open-plan design, seamlessly integrating the lounge, kitchen, snug, and dining area, creating a versatile and inviting space for family and friends. The first floor offers three good sized bedrooms and the house bathroom. This home has been well cared for and maintained throughout and offers ready to move into accommodation.

### Ground Floor

#### Entrance Porch

Door to the front, window, vinyl flooring and internal door through to the hallway

#### Entrance Hallway

Vinyl flooring, radiator and stairs leading up to the first floor. Internal door through to the lounge

#### Lounge

11' 2" x 13' 6" ( 3.40m x 4.11m )

A spacious lounge featuring bright, neutral decor, laminate wood flooring, a radiator, and a handy understair cupboard. The room is illuminated by a front-facing window and seamlessly connects to the dining/kitchen and snug area.

#### Dining Room / Snug

25' 1" x 6' 11" ( 7.65m x 2.11m )

A charming addition to the ground floor, this versatile open space is currently utilised as both a dining room and a snug. It features laminate wood flooring, two stylish radiators, and windows at both the front and rear, along with two Velux windows, creating a bright and inviting space.

## Kitchen

15' 7" x 9' 5" ( 4.75m x 2.87m )

The modern kitchen features a variety of wall and base units complemented by sleek work surfaces, including a sink and drainer unit with a mixer tap. It boasts a range of integrated appliances such as a fridge-freezer, electric hob, oven & washing machine. The space is enhanced by laminate wood flooring, a window overlooking the rear, and patio doors that open onto the garden.

### First Floor

#### Landing

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

#### Bedroom One

12' 10" x 9' 4" ( 3.91m x 2.84m )

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

#### Bedroom Two

10' 4" x 9' 4" ( 3.15m x 2.84m )

A second double bedroom with radiator and window to the rear.

#### Bedroom Three

8' 5" x 5' 10" ( 2.57m x 1.78m )

A single bedroom currently used as an office with laminate flooring, radiator and window to the front.

#### Bathroom

The bathroom comprises; bath with shower over, wash basin, low flush wc, tiled walls and flooring, heated towel rail and window to the rear.

## Outside

At the front of the home, a driveway provides convenient off-road parking.

The rear features a beautiful south-facing garden, making it perfect for entertaining friends and family with garden laid to lawn, decking area, garden shed and fence borders.



***view this property online*** [williamhbrown.co.uk/Property/HFT107071](http://williamhbrown.co.uk/Property/HFT107071)



welcome to

## Abbeydale Garth, Leeds

- Three Bedroom Semi-detached Home
- Driveway to Front
- Enclosed South Facing Garden
- Modern Spacious Ground Floor
- Great Location

Tenure: Freehold EPC Rating: C

**£310,000**



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

Awaiting Photograph



view this property online [williamhbrown.co.uk/Property/HFT107071](http://williamhbrown.co.uk/Property/HFT107071)

Please note the marker reflects the postcode not the actual property



Property Ref:  
HFT107071 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**