



Abbeydale Garth, Leeds LS5 3RQ

welcome to

Abbeydale Garth, Leeds

***GUIDE PRIDE £300,000 - £310,000 *** 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 & an enclosed south-facing garden. Internal viewing is highly recommended!



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.



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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
Council Tax Band: C

guide price

£300,000 - £310,000



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Property Ref:
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