



**Fir Tree Approach, Leeds LS17 7EU**



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## **Fir Tree Approach, Leeds**

An appealing three bedroomed semi-detached home occupying a pleasant location in this popular residential area having opportunity for those looking to add their own style and taste over time.



### Entrance Hall

5' 9" x 8' ( 1.75m x 2.44m )

Part glazed front entrance door opening into the entrance hall with tiled floor and staircase to the first floor.

### Sitting Room

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

A through sitting room having windows to the front and the rear and having space for both sitting and dining areas. This room has laminate flooring and two radiators.

### Kitchen

13' 11" MAX x 12' 6" MAX ( 4.24m MAX x 3.81m MAX )

A good sized family kitchen whilst perfectly functional could benefit from an update the next owners styles and taste. Fitted with a range of wall and base units with wipe clean work surfaces and tiled splash backs. Stainless steel sink with mixer tap, electric cooker, space for a fridge freezer, tiled floor, windows to both the side and rear. Side entrance door with store cupboard.

### Landing

Window to the side, laminate flooring and access to the loft.

### Bedroom One

9' 8" MIN x 10' 4" MIN ( 2.95m MIN x 3.15m MIN )

A good sized double room with laminate flooring and radiator.

### Bedroom Two

8' 9" MIN x 11' 5" MIN ( 2.67m MIN x 3.48m MIN )

A good sized second bedroom with built in storage, laminate flooring, radiator and window to the rear.

### Bedroom Three

6' 7" x 10' 11" ( 2.01m x 3.33m )

Laminate flooring, radiator and window to the front.

### Bathroom

5' 5" x 7' 11" ( 1.65m x 2.41m )

Fitted with a white suite with chrome fittings, low flush WC, wash hand basin, bath with mixer tap and shower over, chrome heated towel rail, fully tiled and window to the rear.

### Outside

The gardens to the property are fully enclosed and secure and boarded by mature hedging, fencing and timber gates. The gardens are predominantly paved for ease of maintenance but could also be easily transformed into a more planted garden if any future purchaser desires.



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## **Fir Tree Approach, Leeds**

- Semi Detached
- Three Bedrooms
- Enclosed Gardens
- Schools
- Location

Tenure: Freehold EPC Rating: D

**£230,000**

### **directions to this property:**

From Nursery lane turn left onto Fir Tree Grove then left onto Fir Tree Approach the property will be found on the left and will be identified by the William H Brown For Sale Board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT106178 - 0003

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