



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

**welcome to**

**Fir Tree Approach, Leeds**

A three bedroom semi detached house with a driveway providing off street parking and private rear garden. With well proportioned rooms and downstairs wc. A great property which will suit a range of buyers and investors and in a great location.



### **Entrance**

Enter from the front into the hallway with stairs leading to the first floor.

### **Lounge**

14' 11" x 11' 1" ( 4.55m x 3.38m )

With a wall mounted gas fire, carpet flooring and a window to the front.

### **Kitchen/ Diner**

18' 4" x 11' 2" ( 5.59m x 3.40m )

A spacious kitchen/diner having base units with work surfaces over incorporating a sink, drainer and gas hob. There is an integrated electric oven, spaces for appliances, tiled flooring, radiator and two windows to the rear. A door leads to the downstairs wc and a side access door.

### **Wc**

A downstairs wc

### **Bedroom One**

14' 8" x 11' 1" ( 4.47m x 3.38m )

A double bedroom with carpet flooring and a window to the front.

### **Bedroom Two**

14' 8" x 10' 9" ( 4.47m x 3.28m )

A double bedroom with a built in cupboard, carpet flooring and a window to the rear.

### **Bedroom Three**

9' 1" x 8' 10" ( 2.77m x 2.69m )

With carpet flooring and a window to the front.

### **Bathroom**

With tiling to splash areas and comprising of a panel bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail and a window to the rear.

### **Outside**

The front and side of the property has a new concrete patterned driveway providing off street parking for multiple vehicles and to the rear is a private garden with a paved seating area and part

laid to lawn also having a concrete and wooden shed. There is new fencing to the front and rear gardens.



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## **Fir Tree Approach, Leeds**

- Three Bedroom Semi Detached House
- Private Rear Garden
- New Concrete Patterned Driveway For Off Street Parking
- Well Proportioned Rooms
- Downstairs WC

Tenure: Freehold EPC Rating: C

fixed price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT106514 - 0004

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