



**Primley Park Lane, Leeds LS17 7JE**



**welcome to**

**Primley Park Lane, Leeds**

Internal viewing is highly recommended to appreciate the accommodation on offer with this three bedroom semi-detached family home which offers spacious accommodation. Driveway to the front. Separate annexe living accommodation. Generous gardens to both front and rear.



## Auctioneer's Comments

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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

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## Primley Park Lane

A well proportioned three bedroom semi-detached family home located in a great location with easy access to transport links. The accommodation itself is spacious and versatile throughout and briefly comprises; Entrance hall, living area open to the conservatory/family room, fitted kitchen and second reception room which is currently being used as a bedroom. To the first floor are three good sized bedrooms and the house bathroom. The property benefits from a gated driveway to the front allowing ample off street parking. Generous gardens to both front and rear

allowing plenty of outside space.

This property also offers an annex which offers kitchen/living space, a double bedroom and shower room ideal for visitors, use of a 'granny flat' or a teenager. Internal viewing is highly recommended to appreciate the accommodation on offer.

## Ground Floor

### Entrance Hall

Door to the front opens up to a spacious entrance hallway with stairs leading to the first floor

### Dining Room

9' 9" x 14' 5" ( 2.97m x 4.39m )

A good sized reception room with laminate flooring and bay window to the front (currently being used as a bedroom)

### Lounge

10' 5" x 13' 8" ( 3.17m x 4.17m )

The living room provides bright and neutral decor with an electric fireplace and laminate flooring, this room is open to;

### Family Room/Conservatory

8' 4" x 13' 8" ( 2.54m x 4.17m )

Open to the living room with laminate flooring, windows to the rear and door allowing access to the garden

### Kitchen

16' 5" x 8' 10" ( 5.00m x 2.69m )

The fitted kitchen features a range of wall and base units with integrated eye level oven and microwave, plumbing for washing machine, induction hob, composite sink unit with mixer tap, space for fridge freezer, part tiled walls and tiled flooring. Windows to the front and rear and door to the side.

## First Floor

### Landing

Stairs from the ground floor and access to;

## Bedroom One

13' 8" x 8' 8" ( 4.17m x 2.64m )

A good sized double bedroom with useful fitted wardrobes and window to the front

## Bedroom Two

10' 5" x 11' 6" ( 3.17m x 3.51m )

A second double bedroom with fitted wardrobe and window to the rear

## Bedroom Three

6' 7" x 8' 7" ( 2.01m x 2.62m )

Window to the rear

## Bathroom

The fully tiled bathroom comprises; bath with shower over and screen, pedestal basin, wc, extractor fan, light up mirror, chrome towel rail and window to the rear

## Outside

The property benefits from a gated driveway to the front providing ample off street parking.

There is also a generous garden to the front which is laid to lawn

To the rear is an enclosed garden with patio area and garden laid to lawn.

## Annex

This property also benefits from a separate Annex providing living space which could be used for a number of uses.

## Living/Kitchen

8' 2" x 14' 9" ( 2.49m x 4.50m )

There is a well equipped kitchenette and living space

## Bedroom

14' x 10' 10" ( 4.27m x 3.30m )

A good sized double room

## Shower Room

Enclosed shower with w/c and basin



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## Primley Park Lane, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi-detached
- Gated Driveway to the Front

Tenure: Freehold EPC Rating: D

guide price

**£360,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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MRT106747 - 0002

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