



**Kingfisher Way, Leeds LS17 8XA**

**welcome to**

**Kingfisher Way, Leeds**

A three bedroom semi detached house in a popular residential area. The house offers ready to move into accommodation and is well presented, having been fully redecorated throughout. With off street parking and a well maintained private rear garden. Offered with no onward chain.



### **Entrance Hall**

Enter from the front into the hallway with a door to the guest toilet and a glazing to the side.

### **Guest Wc**

Always useful to have in a busy family home having a wc and a wash hand basin with vanity unit below.

### **Lounge**

15' 8" x 13' 9" ( 4.78m x 4.19m )

A spacious, bright and airy lounge having a gas fire set on a marble hearth with surround, a lovely focal point in the room. There is carpet flooring, an open staircase with storage space beneath, radiator and a window to the front. There is an opening which leads through to the dining room allowing natural light to flow through.

### **Dining Room**

9' 6" x 7' 6" ( 2.90m x 2.29m )

The dining room is open to the lounge and has carpet flooring, radiator and fully glazed sliding patio doors leading out to a large patio area.

### **Kitchen**

9' 6" x 7' 6" ( 2.90m x 2.29m )

The kitchen offers a range of wall and base units with white gloss doors, quartz stone worksurfaces incorporating a sink and drainer with a tiled splashback. There are spaces for appliances, a useful pantry, a side access door and a window to the rear overlooking the garden.

### **Bedroom One**

12' 1" x 7' 6" ( 3.68m x 2.29m )

A double bedroom with fitted wardrobes and dressing table, newly fitted carpet and a window to the front elevation.

### **Bedroom Two**

10' 9" x 8' 2" ( 3.28m x 2.49m )

A double bedroom with fitted wardrobes and dressing table, newly fitted carpet and a window to the rear elevation

### **Bedroom Three**

9' 10" x 7' 10" ( 3.00m x 2.39m )

A good size single bedroom with fitted wardrobes, newly fitted carpet and a window to the front elevation. This room would be ideal for a home office depending on buyers needs.

### **Bathroom**

Part tiled and fitted with a three piece suite comprising of a 'P' shaped bath with shower over, wc, wash hand basin with vanity unit beneath, chrome heated towel rail and a window to the rear. There is also a large storage/airing cupboard.

### **Outside**

To the front of the property there is a low maintenance garden laid to lawn and to the side is a wide and newly laid block paved driveway providing of street parking and leading to the garage. To the rear there is a well maintained private garden having a paved seating area and part laid to lawn with mature shrubs. The garden is fully enclosed with fencing.

### **Garage**

A single garage with an up and over door and access door to the rear.



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## Kingfisher Way, Leeds

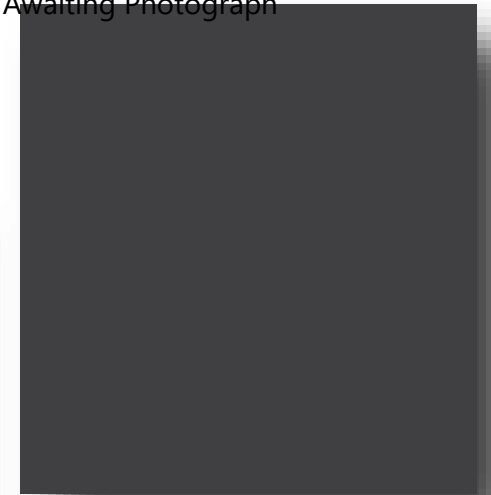
- Three Bedroom Semi Detached House
- Well Presented Throughout
- Well Proportioned Rooms
- Off Street Parking & Garage
- Well Maintained Private Garden

Tenure: Freehold EPC Rating: C

**£325,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT106717 - 0003

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william h brown



**0113 269 6226**



[moortown@williamhbrown.co.uk](mailto:moortown@williamhbrown.co.uk)



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



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