









## welcome to

# **Lingfield Gardens, Leeds**

A three bedroom semi detached house in need of a full refurbishment, a great opportunity for someone looking to put their own stamp on. Located in a cul-de-sac position on a corner plot with a large garden to the rear. Offered with no onward chain.













#### **Entrance Hall**

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

## Lounge

20' x 10' 8" ( 6.10m x 3.25m )

A spacious through lounge with laminate flooring and dual aspect windows to the front and rear allowing natural light to flow through.

#### Kitchen

13' 7" x 8' 6" ( 4.14m x 2.59m )

There is a range of base units with work surfaces incorporating a sink and drainer and there are spaces and plumbing for appliances. There are useful built in cupboards and the room has plenty of space for improvement.

## **Utility Room**

With access to the guest wc and having a side access door.

#### **Guest Wc**

With a wc and tiling to splash areas.

#### **Bedroom One**

12' 5" x 11' 1" ( 3.78m x 3.38m )

A good size double bedroom positioned to the front elevation with carpet flooring and a window.

#### **Bedroom Two**

12' 5" x 8' 6" ( 3.78m x 2.59m )

A double bedroom positioned to the rear elevation with a built in cupboard, wood flooring and a window overlooking the garden.

## **Bedroom Three**

 $8^{\circ}$  2" x 7' ( 2.49m x 2.13m )

A good size single bedroom positioned to the front elevation with a built in cupboard and a window to the front.

## Bathroom

Fully tiled and fitted with a three piece suite comprising of a bath with shower over, wc, wash

hand basin and dual aspect window to the side and rear.

#### Outside

To the front there is a small lawn and paved area with a hedge border keeping it private. To the side and rear there is a large corner plot garden primarily laid to lawn with a paved seating area off the house. There is plenty of room for further extensions STPP.





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# **Lingfield Gardens, Leeds**

- Semi Detached House
- Three Good Size Bedrooms
- Cul-De-Sac Position
- Large Rear Garden
- Refurbishment Opportunity

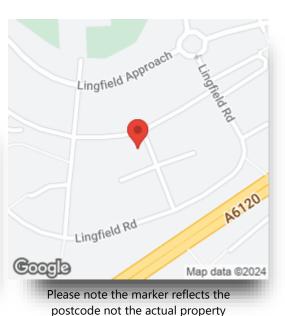
Tenure: Freehold EPC Rating: Awaited

£210,000





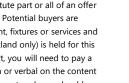




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