



**Lingfield Gardens, Leeds LS17 6DF**



**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' 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.



**view this property online** [williamhbrown.co.uk/Property/MRT106776](http://williamhbrown.co.uk/Property/MRT106776)



welcome to

## 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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MRT106776](https://www.williamhbrown.co.uk/Property/MRT106776)



Property Ref:  
MRT106776 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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](https://www.williamhbrown.co.uk)**