



**Wyncliffe Gardens, Leeds LS17 6HD**



**welcome to**

**Wyncliffe Gardens, Leeds**

A three bedroom semi detached house, nicely presented throughout with a newly fitted kitchen and bathroom. The property also benefits from off street parking and a private rear garden. In a great location this is a great property that will appeal to a wide range of buyers.



### **Entrance Hall**

Enter from the front into the hallway with laminate flooring, understairs storage cupboard and stairs leading up to the first floor.

### **Lounge**

12' 7" x 12' 4" ( 3.84m x 3.76m )

A bright and airy room, freshly decorated and having a fitted carpet, glazed doors leading to the dining room, radiator and a uPVC double glazed bay window to the front with shutter blinds.

### **Kitchen/Diner**

23' 2" x 13' 1" ( 7.06m x 3.99m )

A spacious extended kitchen/diner offering a range of wall and base units with shaker style doors, solid wood worksurfaces incorporating a sink, drainer and gas hob with extractor hood above. Integrated appliances include a double electric oven, microwave and there are spaces for a dishwasher, washing machine and fridge freezer. The worksurface continues to create a breakfast bar with further storage cupboards beneath. The dining area has a feature exposed brick fireplace with log burner, wood parquet flooring which continues into the kitchen area and there are fully glazed patio doors leading out to the garden.

### **Bedroom One**

12' 4" x 11' 4" ( 3.76m x 3.45m )

A good size double bedroom positioned to the front elevation with fitted wardrobes, carpet flooring, radiator and a bay window.

### **Bedroom Two**

11' 8" x 10' 8" ( 3.56m x 3.25m )

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a window overlooking the garden.

### **Bedroom Three**

7' 5" x 6' 5" ( 2.26m x 1.96m )

A good size single bedroom positioned to the front elevation with carpet flooring, radiator and a window. This room is currently being used as a home

office.

### **Bathroom**

A newly fitted modern bathroom fitted with a three piece suite comprising of a panel bath with shower over, wc and wash hand basin fitted into a vanity unit with cupboard space below, laminate flooring, storage cupboard and a window to the rear.

### **Outside**

To the front there is a block paved driveway providing off street parking. To the rear there is a private garden having a decked seating area, part laid to lawn and a wooden storage shed.



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## Wyncliffe Gardens, Leeds

- Semi Detached House
- Three Bedrooms
- Newly Fitted Kitchen/Bathroom
- Off Street Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: D

# £395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT106539 - 0002

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