



Talbot Rise, Leeds LS17 6SD

welcome to

Talbot Rise, Leeds

A five bedroom extended semi detached house with spacious and versatile living accommodation and arranged over three floors. The property sits within a quiet residential cul-de-sac in this sought after area of North Leeds. A great opportunity for a growing family.



Ground Floor Entrance Porch

Enter from the front into the porch with double glazed windows.

Hallway

With a triple glazed window to the side and stairs leading to the first floor, benefitting from cloak cupboard.

Living Room

17' 8" x 12' 9" (5.38m x 3.89m)

A spacious, bright and airy room having a gas fire, carpet flooring, Archway leading through to the dining room and a large bay window to the front allowing lots of natural light to flow through.

Dining Room

11' 9" x 9' 10" (3.58m x 3.00m)

With archway leading from the living room along with sliding door leading to the kitchen, carpet flooring and fully double glazed sliding patio doors to the rear leading out to the garden.

Kitchen

17' 8" x 7' 6" (5.38m x 2.29m)

The kitchen offers a range of wall and base units with granite worksurfaces incorporating a sink, grainer and gas hob. There is an integrated electric oven, spaces for further appliances, laminate flooring, a triple glazed window to the rear and a triple glazed side access door along with sliding door through to the dining room.

First Floor

Bedroom One

17' x 11' 9" (5.18m x 3.58m)

A spacious double bedroom positioned to the front elevation with a built in wardrobe, fitted shelving unit, carpet flooring and a triple glazed window.

Bedroom Two

12' 5" x 11' 9" (3.78m x 3.58m)

A good size double bedroom positioned to the rear elevation benefitting from a range of fitted

wardrobes to each side and over the bed with carpet flooring, a wash hand basin and a triple glazed window.

Bedroom Five

7' 10" x 7' 6" (2.39m x 2.29m)

A single bedroom positioned to the front elevation with carpet flooring and a triple glazed window.

Bathroom

Fully tiled and fitted with a two piece suite comprising of a bath with shower over, wash hand basin with vanity unit below, large storage cupboard and a triple glazed window to the rear.

Wc

Fully tiled with a wc and a double glazed window to the side.

Second Floor

Bedroom Three

12' 5" x 9' 10" (3.78m x 3.00m)

A good size double bedroom positioned to the rear elevation with a range of fitted wardrobes, carpet flooring and a triple glazed window.

Bedroom Four

11' 9" x 8' 6" (3.58m x 2.59m)

A good size room positioned to the front elevation, benefitting from built in hanging wardrobe storage under the eaves with carpet flooring, a double glazed skylight to the front.

Shower Room

Fully tiled and fitted with a three piece suite comprising of a shower cubicle, wc, pedestal wash hand basin and dual aspect triple glazed windows to the side and rear.

Outside

To the front of the property there is a small garden laid to lawn. To the side there is a driveway providing off street parking and leading to the garage. To the rear there is a good size garden mainly laid to lawn with well established shrubs and trees and a paved

seating area leads off the patio doors. There has been recent repointing of external walls and new aluminium guttering.

Garage

A single detached garage, great for storage or secure parking.



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welcome to

Talbot Rise, Leeds

- Extended Semi Detached House
- Five Good Size Bedrooms
- Two Bathrooms
- Spacious & Versatile Living Accommodation
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106824 - 0009

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