



**Lakeland Crescent, Leeds LS17 7PS**



**welcome to**

**Lakeland Crescent, Leeds**

A two double bedroom detached dormer bungalow, in a highly sought after area of Alwoodley and offering spacious and versatile living accommodation. With easy access to amenities, travel links and three golf clubs in close proximity. A great property that really must be viewed.



### **Entrance Hall**

The entrance to the property provides room for additional utility use and also gives access to the integral garage

### **Lounge**

24' 2" x 15' 7" ( 7.37m x 4.75m )

A large living room with sliding doors leading out to the garden, gas fireplace with surround, neutral décor and fitted carpets throughout. Perfect room for entertaining. This room also gives access to the dining room.

### **Dining Room**

12' 4" x 10' 1" ( 3.76m x 3.07m )

A generously sized dining room, perfect for more formal dining, with a large picture window allowing light to pour in.

### **Kitchen**

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

A spacious kitchen located to the front aspect with a wide range of base and wall units with complimenting worktops over. Window to the front aspect with sink under, gas hob with extractor over, oven and microwave oven and fridge freezer integrated. There is space for a dining table and is fully tiled throughout.

### **Bathroom**

A fully tiled bathroom benefiting from a sink with vanity storage under, bath with shower over and glass screen, radiator and window.

### **Wc**

Fully tiled and fitted with a low level flush wc.

### **Bedroom One**

14' 4" x 12' ( 4.37m x 3.66m )

A generously sized double bedroom located on the ground floor, benefiting from a range of fitted furniture (wardrobes and dressing table set within bay window) natural decorated with fitted carpet.

### **Bedroom Two**

14' 4" x 10' 4" ( 4.37m x 3.15m )

Another good sized double bedroom located within the dormer. Windows to the front and rear aspects and a fitted wardrobe. This room gives access to the office/3rd bedroom next door

### **Bedroom Three/Office**

10' 4" x 8' 7" ( 3.15m x 2.62m )

A good sized room currently being used as a home office with plenty of storage and gives access to a walk in loft area for additional storage.

### **Shower Room**

Located within the dormer is a fully tiled shower room with wall mounted sink, low level flush wc and shower with window to the side.

### **Outside**

Wrap around gardens compliment this property with high hedge row giving privacy with a patio area off the living room.

A driveway to the front leading up the garage provides plenty of off street parking.



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welcome to

## Lakeland Crescent, Leeds

- Detached Dormer Bungalow
- Two Double Bedrooms
- Bedroom/Office
- Highly Desirable Location
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: D

**£565,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MRT105723 - 0002

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