

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" ($3.76m \times 3.07m$) A generously sized dining room, perfect for more formal dining, with a large picture window allowing light to poor 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" ($4.37m \times 3.15m$) 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" ($3.15m \times 2.62m$) 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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Lakeland Crescent, Leeds

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

Tenure: Freehold EPC Rating: D

£565,000



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Property Ref:

MRT105723 - 0002

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.

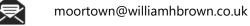
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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