



**West Lea Garth, Leeds LS17 5DA**

**welcome to**

## **West Lea Garth, Leeds**

A well maintained three bedroom semi detached house, in need of a cosmetic update this has great potential for someone to put their own stamp on. Featuring well proportioned rooms, beautiful front and rear gardens, off street parking and detached garage. Early viewing is highly recommended.



### Entrance Hall

Enter from the front into the hallway with an understairs storage cupboard and stairs leading to the first floor.

### Lounge

13' 9" Max x 11' 4" Max ( 4.19m Max x 3.45m Max )

A bright and airy room having a gas fireplace, carpet flooring, radiator and window to the front.

### Dining Room

12' 9" Max x 10' 6" Max ( 3.89m Max x 3.20m Max )

A separate dining room, perfect for entertaining and more formal dining, with carpet flooring, radiator and fully glazed French doors leading out to the beautiful garden and allowing a good amount of natural light to flow through.

### Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances. A window to the rear looks out to the garden and a side door gives access to the driveway.

### Bedroom One

12' 9" Max x 10' 8" Max ( 3.89m Max x 3.25m Max )

A good size double bedroom positioned to the rear elevation with fitted wardrobes and overhead storage, carpet flooring and radiator.

### Bedroom Two

13' 9" Max x 11' 2" Max ( 4.19m Max x 3.40m Max )

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

### Bedroom Three

8' 6" Max x 6' 4" Max ( 2.59m Max x 1.93m Max )

A good size single bedroom positioned to the front elevation with fitted shelving and cupboards, carpet flooring and radiator.

### Shower Room

Fitted with a two piece suite comprising of a walk in shower and wash hand basin.

### Wc

With tiled walls and a wc.

### Loft Space

This is a fabulous storage space, fully boarded with light and a skylight.

### Outside

To the front of the property there is well maintained low maintenance garden with mature shrubs and hedges and a driveway to the side provides off street parking for multiple vehicles. To the rear there is a pretty, well maintained garden with a paved seating area leading off the dining room with a lawn beyond. Hedges surrounding provide a good deal of privacy.

### Garage

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



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## **West Lea Garth, Leeds**

- Well Maintained Semi Detached House
- Two Double Bedrooms & One Single
- Pretty Front & Rear Gardens
- Driveway & Detached Garage
- Large Loft Space

Tenure: Freehold EPC Rating: Awaiting

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT107085 - 0002

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**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](http://williamhbrown.co.uk)**