



**Elmhurst Gardens, Leeds LS17 8BG**

**welcome to**

## **Elmhurst Gardens, Leeds**

An end terrace house in a popular location and well maintained throughout. Featuring three bedrooms, modern kitchen/diner, well presented bathroom and private rear garden. Located with easy access to Moortown and Chapel Allerton.



## **Porch**

With access to an outside storage space and hallway.

mostly laid to lawn.

## **Entrance Hall**

Enter from the front through the porch into the hallway with a storage cupboard and stairs leading to the first floor.

## **Lounge**

15' 9" Max x 9' 9" Max ( 4.80m Max x 2.97m Max )

A good size room with a door to the rear porch.

## **Kitchen/Diner**

16' 1" Max x 9' 4" Max ( 4.90m Max x 2.84m Max )

A modern and well appointed kitchen offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for a washing machine and fridge freezer. Additionally there is ample space for a table and chairs.

## **Bedroom One**

12' 8" Max x 8' 9" Max ( 3.86m Max x 2.67m Max )

A double bedroom positioned to the rear elevation with built in cupboards.

## **Bedroom Two**

10' Max x 6' 6" Max ( 3.05m Max x 1.98m Max )

A spacious single bedroom positioned to the front elevation with built in cupboards.

## **Bedroom Three**

8' 11" Max x 6' 6" Max ( 2.72m Max x 1.98m Max )

A single bedroom positioned to the rear elevation with space for free standing furniture.

## **Bathroom**

With tiled walls and comprising a bath with shower over and pedestal wash hand basin.

## **Wc**

With part tiled walls and a wc.

## **Outside**

To the rear of the property there is a private garden



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## **Elmhurst Gardens, Leeds**

- **\*\*GUIDE PRICE £240,000 - £250,000\*\***
- **END TERRACE HOUSE**
- **THREE BEDROOMS**
- **MODERN KITCHEN/DINER**
- **CUL-DE-SAC POSITION**

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£240,000 - £250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MRT107060 - 0002

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