



Fir Tree Gardens, Leeds LS17 7EQ

welcome to

Fir Tree Gardens, Leeds

A spacious semi-detached property offering an excellent opportunity for modernisation. Perfect for buyers looking to create a home tailored to their own style. The accommodation includes a generous lounge, conservatory, three bedrooms, front and rear gardens, and a driveway.



Agents Note

The property is of non standard construction, Livett-Cartwright please speak with your conveyancer

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

18' 6" Max x 10' 6" Max (5.64m Max x 3.20m Max)

A spacious, bright and airy room having a newly fitted fireplace and fully glazed sliding doors leading to the conservatory.

Kitchen

13' 7" Into recess x 12' 7" Max (4.14m Into recess x 3.84m Max)

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.

Conservatory

10' 2" Max x 10' 1" Max (3.10m Max x 3.07m Max)

A great addition to this family home creating extra living accommodation with glazing to three sides a tiled floor and patio doors opening to the garden.

Side Porch

A great storage space.

Bedroom One

15' 4" Into recess x 9' 7" Max (4.67m Into recess x 2.92m Max)

A double bedroom positioned to the front elevation with space for free standing furniture

Bedroom Two

15' 4" Into recess x 8' 5" Max (4.67m Into recess x 2.57m Max)

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

Bedroom Three

7' 1" Max x 6' 5" Max (2.16m Max x 1.96m Max)

A single bedroom with storage over the bulkhead

Bathroom

Fitted with a four piece suite comprising a bath, shower cubicle, wc and wash hand basin.

Outside

To the front there is a small lawn and a driveway to the side providing off street parking. The rear garden is mostly laid to lawn with a paved seating area leading off the conservatory.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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Fir Tree Gardens, Leeds

- ****GUIDE PRICE £190,000 - £200,000****
- ****CASH BUYERS****
- **THREE BEDROOM SEMI DETACHED HOUSE**
- **QUIET CUL-DE-SAC POSITION**
- **SPACIOUS ROOMS**

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107254 - 0002

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