



**Carr Manor Parade, Leeds LS17 5AF**



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## **Carr Manor Parade, Leeds**

A well-proportioned three-bedroom semi-detached home situated in a sought-after residential area. Requiring some modernisation, this property presents a fantastic opportunity for buyers eager to personalise and add value. The home offers generously sized rooms, low maintenance gardens and garage.



### **Agents Notes**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

### **Entrance Hall**

Enter from the front into the hallway with an understairs cupboard, access to a downstairs toilet and stairs leading to the first floor.

### **Lounge**

A spacious, bright and airy room having a gas fire and dual aspect windows to the front and rear 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 and drainer and there are spaces for all appliances.

### **Downstairs Wc**

With a wc and wash hand basin.

### **Bedroom One**

A spacious double bedroom positioned to the front elevation with a built in wardrobe.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Fitted with a three piece suite comprising of a bath with shower over, bidet and wash hand basin.

### **Wc**

A separate wc.

### **Outside**

The property features low maintenance gardens to

the front and rear, a block paved driveway providing off street parking and a single detached garage.

### **Garage**

A single detached garage.



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## **Carr Manor Parade, Leeds**

- THREE BEDROOMS
- SPACIOUS ROOMS
- LOW MAINTENANCE GARDENS
- DETACHED GARAGE
- NO ONWARD CHAIN

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

# £335,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MRT107383 - 0002

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