



Badminton View, Leeds LS10 4UT

welcome to

Badminton View, Leeds

PERFECT FTB/FAMILY HOME, WELL PRESENTED throughout, THREE BEDROOM SEMI DETACHED, DOWNSTAIRS WC, LIVING ROOM with open access through to the DINING AREA, KITCHEN, HOUSE BATHROOM. DRIVEWAY to the front and an enclosed GARDEN to the rear.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Doors leading to the downstairs WC and the living room.

Downstairs Wc

Having a low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the front.

Living Room

13' 11" x 10' 5" (4.24m x 3.17m)

uPVC double glazed window to the front, gas central heating radiator, understairs storage space. Open access through to the dining room.

Dining Area

10' 2" x 7' 3" (3.10m x 2.21m)

uPVC double glazed French doors leading out to the rear garden, gas central heating radiator. Open access through to the kitchen.

Kitchen

10' 5" x 5' 10" (3.17m x 1.78m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink with mixer tap, space for washing machine and fridge/freezer, electric oven with gas hob, extractor fan, gas central heating radiator, uPVC double glazed window and door to the rear.

First Floor Landing

uPVC double glazed window to the side, loft access, gas central heating radiator. Access to all three bedrooms and house bathroom.

Bedroom One

8' 6" into recess x 13' 6" into recess (2.59m into recess x 4.11m into recess)

Two uPVC double glazed windows to the front, gas central heating radiator, storage cupboard.

Bedroom Two

10' 5" x 6' 5" (3.17m x 1.96m)

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

7' 2" x 6' 9" (2.18m x 2.06m)

uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, chrome heated towel rail.

Exterior

Driveway to the front with lawned area and to the rear is a paved garden with raised lawned area and having fence boundaries.





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Badminton View, Leeds

- Three bedroom semi detached accommodation
- Downstairs WC
- Living room with open access through to the dining area
- Driveway to the front
- Paved and lawned garden to the rear

Tenure: Freehold EPC Rating: C

£215,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MLY110365 - 0003

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