



St. Anthony's Drive, Leeds LS11 8AB

welcome to

St. Anthonys Drive, Leeds

PERFECT FAMILY HOME, NO ONWARD CHAIN, THREE bedroom EXTENDED SEMI DETACHED with DRIVEWAY, SINGLE GARAGE and well maintained GARDENS to both front and rear.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard, housing the gas central heating boiler. Door leading through to the living room.

Living Room

21' 8" x 10' 4" (6.60m x 3.15m)

Good sized living room with a uPVC double glazed window to the front, feature fireplace and gas central heating radiator. Open access through to the dining area.

Dining Room

8' 6" x 12' 5" plus recess (2.59m x 3.78m plus recess)

uPVC double glazed window to the rear, gas central heating radiator. Door leading through to the kitchen.

Kitchen

18' 11" x 7' 10" (5.77m x 2.39m)

Has a fully fitted kitchen with a range of wall and base mounted units complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven, fitted extractor fan, integrated fridge freezer, slim line dishwasher, washing machine, gas central heating radiator, useful coat cupboard, two uPVC double glazed windows to the side and a uPVC double glazed door to the rear.

House Bathroom

A modern four piece bathroom suite comprising of bath with taps, shower cubicle, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, fully tiled walls to all visible areas, uPVC double glazed window to the side.

First Floor Landing

Having a gas central heating radiator, loft access and access to all three bedrooms and the separate WC.

Bedroom One

13' x 10' 5" (3.96m x 3.17m)

Full width uPVC double glazed window to the rear, gas central heating radiator, furniture included (excluding the bed)

Bedroom Two

9' x 9' 11" (2.74m x 3.02m)

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

Bedroom Three

8' 9" x 10' 3" (2.67m x 3.12m)

Full width uPVC double glazed window to the front, gas central heating radiator.

Separate Wc

Low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the side.

Loft Space

Mostly boarded with drop down ladder.

Exterior

Driveway leading to the single garage, which has up and over door, lawned area to the front and to the rear is a well maintained lawned garden with patio area and fence boundaries.





view this property online williamhbrown.co.uk/Property/MLY110393



welcome to

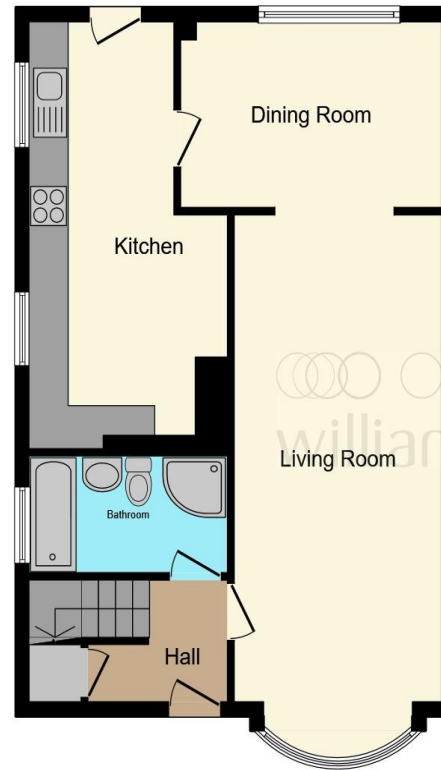
St. Anthony's Drive, Leeds

- Three bedroom semi detached accommodation
- No onward chain
- Two reception rooms
- Downstairs bathroom & first floor WC
- Driveway and single garage

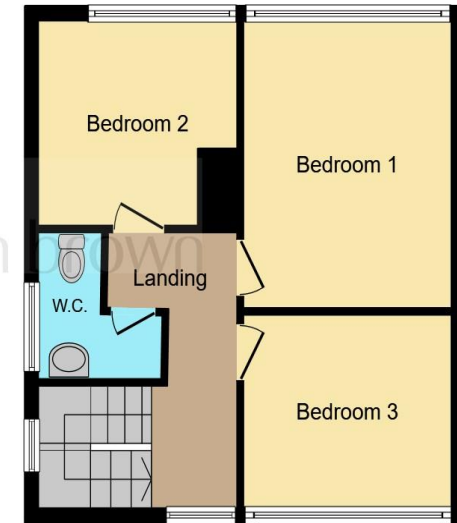
Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



Ground Floor



First Floor

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

view this property online williamhbrown.co.uk/Property/MLY110393



Property Ref:
MLY110393 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk