

## Fulmar Court,Leeds LS10 3HB



## welcome to

## **Fulmar Court, Leeds**

Delightful TWO bedroom DETACHED accommodation, formerly a three bedroom, having a downstairs WC, living room, kitchen/diner leading through to the conservatory, two first floor bedrooms with house bathroom. Driveway, single GARAGE and an easy to maintain REAR GARDEN.

#### **Entrance Porch**

Composite double glazed door to the front, gas central heating radiator. Door leading to the downstairs WC and living room.

#### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side.

#### **Living Room**

15' 4" x 11' 9" ( 4.67m x 3.58m )

uPVC double glazed window to the front, gas central heating radiator, log burner, stairs leading to the first floor landing with understairs storage cupboard. Door leading through to the kitchen/diner.

#### **Kitchen/Diner**

8' 8" MAX x 15' 3" MAX ( 2.64m MAX x 4.65m MAX ) Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer with mixer tap, gas hob with fitted extractor fan, integrated dishwasher, space for fridge and washing machine, gas central heating radiator, gas central heating boiler, uPVC double glazed window to the rear. Open access through to the conservatory.

### Conservatory

8' 11" MAX x 8' 2" (2.72m MAX x 2.49m) uPVC double glazed windows, plastered roof with a double glazed skylight to the side, spotlights and uPVC double glazed door to the side.

#### **First Floor Landing**

uPVC double glazed window to the side, storage cupboard, loft access. Access to both bedrooms and the house bathroom.

#### **Bedroom One**

9' 11" plus door recess x 15' 3" MAX ( 3.02m plus door recess x 4.65m MAX ) Two uPVC double glazed windows to the front, gas central heating radiator, storage cupboard.

#### **Bedroom Two**

8' 10" MAX x 15' 3" (2.69m MAX x 4.65m) Formerly two bedrooms. Two uPVC double glazed windows to the rear, gas central heating radiator.

#### **House Bathroom**

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

#### Exterior

Driveway leading to the single garage which has up and over door, lighting and single glazed window to the side. To the rear is an easy to maintain garden with fence boundaries.

#### **Please Note:**

The property is fitted with leased solar panels through Shader Green, approx 12 years remaining on the lease - for more information please contact our office.













## welcome to

## **Fulmar Court, Leeds**

- Two bedroom detached home (formerly a three bedroom)
- No onward chain
- Kitchen/diner and conservatory
- Downstairs WC
- Easy to maintain rear garden

Tenure: Freehold EPC Rating: B

offers in the region of

£240,000



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

### view this property online williamhbrown.co.uk/Property/MLY110334



Property Ref:

MLY110334 - 0002

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.

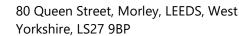
# william h brown



0113 253 7100



morley@williamhbrown.co.uk





williamhbrown.co.uk