



**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.





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## 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](http://www.focalagent.com)

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Property Ref:  
MLY110334 - 0002

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