



Broom Terrace, Leeds LS10 3JT

welcome to

Broom Terrace, Leeds

PERFECT FTB/YOUNG FAMILY HOME, WELL PRESENTED THROUGHOUT, GROUND FLOOR SHOWER ROOM, FITTED KITCHEN, LIVING ROOM with DINING AREA, THREE BEDROOMS and HOUSE BATHROOM. ENCLOSED LAWNED GARDEN to the rear with an OUTBUILDING.

##Invalid Field Name##

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Door leading to the downstairs shower room, dining area and living room and open access through to the kitchen.

Shower Room

A modern fitted shower room with a corner shower cubicle, low level flush WC, wash hand basin with vanity unit, tiled walls to visible areas, chrome heated towel rail and a uPVC double glazed window to the front.

Dining Area

8' 4" x 10' 5" (2.54m x 3.17m)
uPVC double glazed window to the front, gas central heating radiator and open access through to the living room.

Living Room

11' 11" x 10' 7" (3.63m x 3.23m)
uPVC double glazed sliding doors to the rear, gas central heating radiator and an electric fire.

Kitchen

11' 9" x 11' 4" (3.58m x 3.45m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating Belfast style sink with mixer tap, breakfast bar, integrated dishwasher and electric oven, gas hob and fitted extractor fan, space for a washing machine and fridge freezer, uPVC double glazed window to the side and uPVC double glazed door leading out to the rear garden.

First Floor Landing

uPVC double glazed window to the side, loft access which is part boarded. Access to all three bedrooms

and the house bathroom.

Bedroom One

8' 8" x 12' 6" (2.64m x 3.81m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Two

11' 10" x 9' 7" into recess (3.61m x 2.92m into recess)
uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobe.

Bedroom Three

8' 4" x 8' 3" plus wardrobe (2.54m x 2.51m plus wardrobe)
uPVC double glazed window to the front, gas central heating radiator and fitted wardrobes to two walls.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator and a uPVC double glazed window to the front.

Exterior

Gated and fenced boundary to the front, lawned area with mature trees and to the rear is a lawned garden with a paved patio area, mature trees and hedges and an outbuilding, fantastic space for the family to enjoy.

Outbuilding

Having power and lighting and doors to the side and rear, perfect space for storage.





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welcome to

Broom Terrace, Leeds

- Three bedroom semi detached accommodation
- Perfect FTB/young family home
- Living room with dining area
- Two bathrooms
- Enclosed lawned rear garden

Tenure: Freehold EPC Rating: C

offers over

£190,000



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

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Property Ref:
MLY110140 - 0004

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