



Parkside Parade, Leeds LS11 7LE

welcome to

Parkside Parade, Leeds

EXTENDED THREE bedroom SEMI DETACHED accommodation, MODERN and WELL PRESENTED throughout, FABULOUS OPEN PLAN KITCHEN/DINER with BI-FOLDING DOORS, DOWNSTAIRS WC, UTILITY ROOM, HOUSE BATHROOM, SPACIOUS DRIVEWAY and LAWNED REAR GARDEN with PATIO AREA.

Entrance Hall

Composite double glazed door to the front, uPVC double glazed window to the side, gas central heating radiator, stairs leading to the first floor landing and door leading through to the living room.

Living Room

13' 8" x 13' 9" into recess (4.17m x 4.19m into recess)
uPVC double glazed window to the front, gas central heating radiator, storage cupboards, door leading through to the kitchen/diner.

Open Plan Kitchen/Diner

19' 5" x 14' 8" (5.92m x 4.47m)
A fabulous kitchen/diner having 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, integrated dishwasher, fridge freezer, oven and microwave, induction hob, fitted extractor fan, breakfast island, cupboard housing the gas central heating boiler, two gas central heating radiators, two double glazed skylights and Bi-Folding doors leading out to the rear garden.

Utility Room

6' 3" x 5' 2" (1.91m x 1.57m)
uPVC double glazed window to the side, space for washing machine and tumble dryer.

Downstairs Wc

Low level flush WC, wash hand basin, uPVC double glazed window to the rear.

Side Entrance

Composite double glazed door to the front, leading into the utility room.

First Floor Landing

uPVC double glazed window to the side. Access to all three bedrooms and the house bathroom.

Bedroom One

13' 8" x 10' 9" into recess (4.17m x 3.28m into recess)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

8' 5" x 8' 4" (2.57m x 2.54m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

7' 6" x 5' 10" (2.29m x 1.78m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, fully tiled walls to all visible areas, uPVC double glazed window to the rear.

Loft Space

Boarded with lighting.

Exterior

Spacious driveway providing ample off street parking, lawned area to the front and to the rear is a lawned garden with patio area, perfect space for all the family to enjoy.





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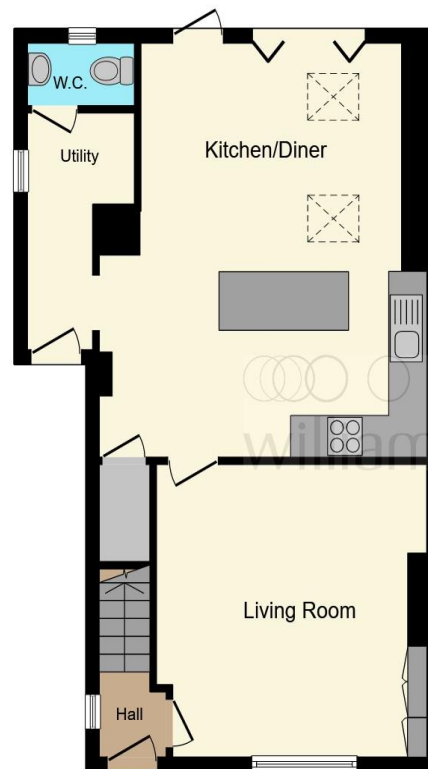
Parkside Parade, Leeds

- Extended three bedroom semi detached accommodation
- Modern and well presented throughout
- Fabulous open plan kitchen/diner
- Downstairs WC & Utility room
- Lawned rear garden

Tenure: Freehold EPC Rating: D

offers over

£240,000



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:
MLY110614 - 0003

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