



**Badminton View, Leeds LS10 4UT**

**welcome to**

## **Badminton View, Leeds**

THREE bedroom SEMI DETACHED accommodation, PERFECT FTB/YOUNG FAMILY HOME, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, MODERN HOUSE BATHROOM, DRIVEWAY providing ample off street parking and a well maintained REAR GARDEN with PATIO AREA.

### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Doors leading to the downstairs WC and into the living room.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the front.

### **Living Room**

14' 4" MAX x 10' 5" MAX ( 4.37m MAX x 3.17m MAX )  
uPVC double glazed window to the front, gas central heating radiator, paneled walls, understairs storage cupboard. Door leading through to the kitchen/diner.

### **Kitchen/Diner**

10' 1" plus recess x 13' 4" ( 3.07m plus recess x 4.06m )  
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, integrated fridge freezer, oven, dishwasher and washer/dryer, gas hob with extractor fan, gas central heating boiler, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden. Space for a dining table.

### **First Floor Landing**

uPVC double glazed window to the side, gas central heating radiator, loft access which is part boarded. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

8' 4" plus recess x 13' 5" ( 2.54m plus recess x 4.09m )  
Two uPVC double glazed windows to the front, gas

central heating radiator and fitted storage cupboard.

### **Bedroom Two**

10' 7" x 6' 5" ( 3.23m x 1.96m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

7' 2" x 6' 7" ( 2.18m x 2.01m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A modern fitted three piece suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, fully tiled walls to all visible areas, chrome heated towel rail.

### **Exterior**

Driveway to the side providing ample off street parking, lawn area to the front with stairs leading to the front door and to the rear is a well maintained garden with artificial grass and paved patio area with fence boundaries.







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## Badminton View, Leeds

- Three bedroom semi detached accommodation
- Modern and well presented throughout
- Downstairs WC
- Kitchen/diner
- Easy to maintain rear garden

Tenure: Freehold EPC Rating: C

**£250,000**



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