



Cottingley Green, Leeds LS11 0JD

welcome to

Cottingley Green, Leeds

PERFECT FTB/YOUNG FAMILY HOME with an OPEN PLAN KITCHEN/DINER, DOWNSTAIRS WC and STUDY, LIVING ROOM, THREE BEDROOMS, MODERN HOUSE BATHROOM and GARDENS to both front and rear. Close proximity to White Rose Shopping Centre and having easy access to motorway links.

Entrance Hall

uPVC double glazed door to the side, gas central heating radiator, storage cupboard, hardwood flooring, stairs leading to the first floor landing. Access into the kitchen/diner and doors leading to the downstairs WC and study.

Downstairs WC

A low level flush WC, wash hand basin, part tiled walls, hardwood flooring.

Study

5' x 6' 9" (1.52m x 2.06m)
Double glazed skylight window to the front, hardwood flooring.

Kitchen/Diner

18' 6" x 9' 5" (5.64m x 2.87m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven and hob, space for washing machine, fridge freezer and tumble dryer, hardwood flooring, uPVC double glazed window to the front and open access through to the living room.

Living Room

10' 4" x 15' 9" (3.15m x 4.80m)
uPVC double glazed window to the rear, media wall, hardwood flooring, gas central heating radiator, electric fire. Open access through to the kitchen/diner.

First Floor Landing

Cupboard housing the gas central heating boiler and loft access. Access to all bedrooms and the house bathroom.

Bedroom One

13' 6" x 9' 6" into recess (4.11m x 2.90m into recess)
uPVC double glazed window to the front, gas central heating radiator, fitted cupboard.

Bedroom Two

12' 5" x 8' 11" plus recess (3.78m x 2.72m plus recess)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

8' 9" x 6' 6" (2.67m x 1.98m)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

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

Rear Porch

uPVC double glazed windows and uPVC double glazed door to the rear.

Exterior

Easy to maintain paved gardens to the front and rear with fence boundaries.





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welcome to

Cottingley Green, Leeds

- Three bedroom end terrace
- Perfect FTB/YOUNG FAMILY HOME
- Open plan living
- Downstairs WC
- Gardens to front and rear

Tenure: Freehold EPC Rating: C

offers over

£165,000



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

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Property Ref:
MLY110731 - 0004

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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



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk