



Broom Nook, Leeds LS10 3LR

welcome to

Broom Nook, Leeds

PERFECT FTB/YOUNG COUPLE/INVESTMENT, TWO bedroom SEMI DETACHED, LOUNGE, KITCHEN, BATHROOM, SEPARATE WC, DRIVEWAY providing ample parking, REAR LAWNED GARDEN with storage shed. Good access to motorway links.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the lounge.

Lounge

15' x 12' (4.57m x 3.66m)

uPVC double glazed window to the front, gas central heating radiator, understairs storage cupboard and door leading through to the kitchen.

Kitchen

11' x 15' 3" (3.35m x 4.65m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for a washing machine, tumble dryer and fridge freezer, gas central heating boiler, gas central heating radiator, uPVC double glazed window and door to the rear.

First Floor Landing

uPVC double glazed window, storage cupboard. Access to both bedrooms and the house bathroom.

Bedroom One

12' 4" x 15' 3" (3.76m x 4.65m)

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

13' 8" x 9' (4.17m x 2.74m)

uPVC double glazed window to the rear, gas central heating radiator.

Bathroom

Having a bath with taps and shower over, wash hand basin, tiled walls, uPVC double glazed window.

Wc

Having a low level flush WC, uPVC double glazed window.

Exterior

Driveway to the side, providing off street parking, garden area to the front and to the side and rear is a lawned garden with paved areas, storage shed and having fence boundaries.





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Broom Nook, Leeds

- Two bedroom semi detached accommodation
- Perfect FTB/couple/investment
- Separate lounge and kitchen
- Lawned rear garden
- Driveway providing ample parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£160,000



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:
MLY111126 - 0003

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