



Park Street, Churwell Leeds LS27 7QX

welcome to

Park Street, Churwell Leeds

THREE bedroom SEMI DETACHED accommodation, PERFECT FTB/FAMILY HOME, FABULOUS REAR GARDEN with SUMMER HOUSE, LIVING ROOM with cosy log burner, KITCHEN/DINER, MODERN SHOWER ROOM, PART BOARDED LOFT, DRIVEWAY providing ample off street parking.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Door leading into the living room.

Living Room

11' 11" x 14' 9" (3.63m x 4.50m)
uPVC double glazed window to the front, gas central heating radiator, wood burner set within the chimney breast. Door leading through to the kitchen/diner.

Kitchen/Diner

10' 4" MAX x 15' 9" MAX (3.15m MAX x 4.80m MAX)
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, space for a fridge freezer, washing machine and dishwasher, gas central heating boiler, gas central heating radiator, under stairs storage cupboard, uPVC double glazed windows to the rear and side, uPVC double glazed door to the rear.

First Floor Landing

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

Bedroom One

10' 4" x 10' 9" plus recess (3.15m x 3.28m plus recess)
uPVC double glazed window to the front, gas central heating fitted wardrobes.

Bedroom Two

10' 1" x 8' 7" plus recess (3.07m x 2.62m plus recess)
uPVC double glazed window to the rear, gas central heating radiator, built-in cupboards, loft access which is part boarded with a double glazed Velux window.

Bedroom Three

7' x 8' 10" (2.13m x 2.69m)
uPVC double glazed window to the rear, gas central heating radiator, built-in wardrobe and drawers, gas central heating radiator.

Shower Room

A modern shower room comprising of a walk-in shower, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the side.

Exterior

Resin driveway to the side providing ample off street parking, block paved pathway leading to the front door and garden area to the front with wall boundary. Gated access to the fabulous rear garden which has decked and Indian paved flagged areas with planters and built-in BBQ, perfect space for entertaining and stairs leading down to a lawned and mulch area with a further seating area, a wooden summer house and two garden sheds.

Summer House

Having power and lighting, TV aerial, single glazed windows and door.





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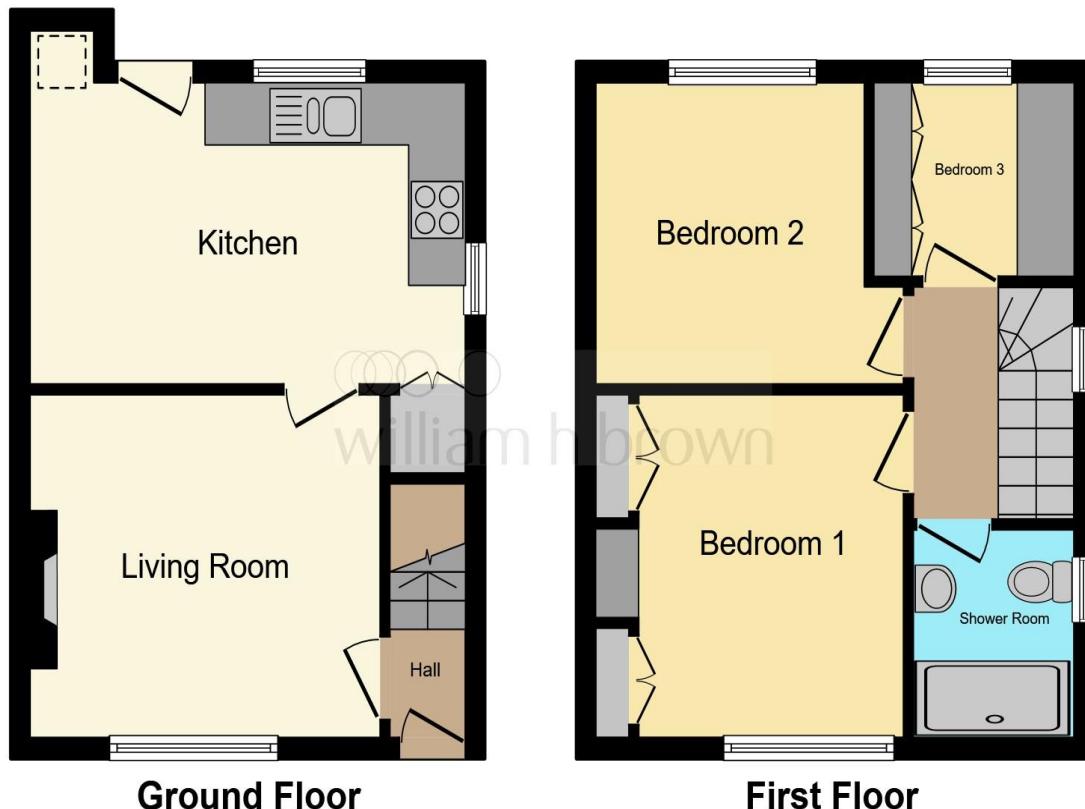
- Three bedroom semi detached accommodation
- Fabulous rear garden with summer house
- Kitchen/diner
- Modern shower room
- Resin driveway providing ample parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£260,000



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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