



Martingale Drive, Leeds LS10 4TB

welcome to

Martingale Drive, Leeds

WELL PRESENTED FOUR bedroom DETACHED FAMILY HOME, TWO RECEPTION ROOMS, CONSERVATORY, DOWNSTAIRS WC, ENSUITE to master bedrooms, HOUSE BATHROOM, DRIVEWAY, INTEGRAL GARAGE and ENCLOSED LAWNED GARDEN.

Entrance Porch

Composite door to the front, uPVC double glazed window, door leading into the hallway.

Entrance Hall

Stairs leading to the first floor landing with understairs storage, gas central heating radiator, tiled flooring.

Downstairs Wc

Low level flush WC, wash hand basin, tiled walls, heated towel rail.

Living Room

14' 10" x 15' 1" (4.52m x 4.60m)
uPVC double glazed window to the rear, two gas central heating radiators, multi-fuel fire.

Reception Room

11' x 8' 1" (3.35m x 2.46m)
uPVC double glazed window to the front, gas central heating radiator.

Kitchen

25' 9" x 16' 10" (7.85m x 5.13m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, Range Cooker, integrated freezer, space for a fridge, washing machine and dishwasher, uPVC double glazed window to the front, uPVC double glazed door to the rear, four wooden double glazed skylights.

Conservatory

12' 3" MAX x 11' 10" MAX (3.73m MAX x 3.61m MAX)
uPVC double glazed windows to three sides and a uPVC double glazed door.

First Floor Landing

Cupboard housing the water tank. Loft access which is boarded and access via pull down ladder. Access to all four bedrooms and house bathroom.

Bedroom One

13' 7" MAX x 7' 1" MAX (4.14m MAX x 2.16m MAX)
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the front.

Bedroom Two

12' 11" x 8' 1" (3.94m x 2.46m)
uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.

Bedroom Three

11' 7" x 8' 10" (3.53m x 2.69m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

8' 4" x 9' (2.54m x 2.74m)
uPVC double glazed window to the front, gas central heating radiators, fitted wardrobe.

House Bathroom

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

Exterior

Driveway to the front with shared access to the neighbour, integral garage, lawned area to the front



and to the rear is a lawned garden with paved area.



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welcome to

Martingale Drive, Leeds

- Four bedroom detached family home
- Two reception rooms & conservatory
- Ensuite to master bedroom
- Downstairs WC
- Enclosed lawned garden

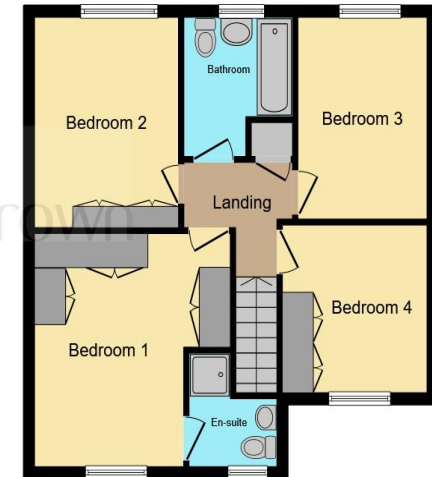
Tenure: Freehold EPC Rating: D

Council Tax Band: E

£355,000



Ground Floor



First Floor

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Property Ref:
MLY111327 - 0005

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