



St. Francis Close, Leeds LS11 6BF

welcome to

St. Francis Close, Leeds

THREE bedroom MID THROUGH TERRACE, PERFECT FTB/YOUNG FAMILY HOME, WELL PRESENTED throughout with a WELL MAINTAINED REAR GARDEN, DOWNSTAIRS SHOWER ROOM, OPEN KITCHEN/DINING/LIVING area, THREE BEDROOMS and HOUSE BATHROOM.

Entrance Hall

Composite door to the front, under floor heating, stairs leading to the first floor landing with understairs storage cupboard with space for a washing machine and tumble dryer. Access to the downstairs WC and open access into the kitchen/living/dining room.

Downstairs Shower Room

A three piece suite comprising of shower cubicle, low level flush WC, floating sink, tiled floor and part tiled walls, gas central heating radiator, uPVC double glazed window to the front.

Living Area

9' 8" MAX x 17' 9" MAX (2.95m MAX x 5.41m MAX)
uPVC double glazed window and uPVC double glazed Patio doors to the rear, gas central heating radiator and under floor heating. Open access with the dining room and kitchen area.

Kitchen/Dining Area

17' 10" x 10' 8" MAX (5.44m x 3.25m MAX)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated dishwasher and two ovens, induction hob, tiled splash back, space for a fridge freezer, under floor heating, uPVC double glazed window to the rear.

First Floor Landing

Storage cupboard. Access to all three bedrooms and the house bathroom.

Bedroom One

14' 1" x 10' 11" (4.29m x 3.33m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Two

13' 3" x 12' 6" (4.04m x 3.81m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

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

Exterior

Enclosed paved garden to the front and to the rear is a well maintained enclosed lawned garden with paved patio area, flower beds and having fence boundaries, a perfect space to enjoy the summer months.





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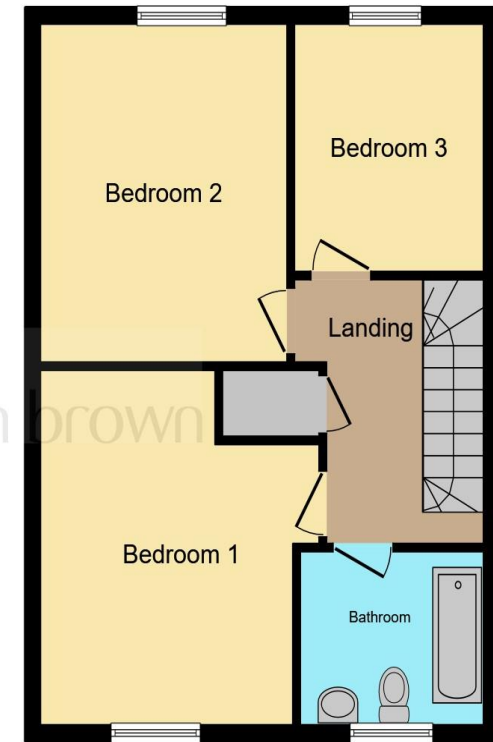
- Three bedroom mid through terrace accommodation
- Well presented throughout
- Fabulous rear garden
- Open kitchen/dining/living area
- On street parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£220,000



Ground Floor



First Floor

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:
MLY111143 - 0002

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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