



**Brandling Crescent, Leeds LS10 4WH**

**welcome to**

## **Brandling Crescent, Leeds**

MODERN and WELL PRESENTED THREE bedroom THREE STOREY SEMI DETACHED, DOWNSTAIRS WC, FABULOUS OPEN PLAN LIVING KITCHEN with French doors leading out to the ENCLOSED REAR GARDEN, two first floor bedrooms and HOUSE BATHROOM and MASTER BEDROOM with ENSUITE to second floor. DRIVEWAY providing parking.

### **Entrance Hall**

Composite door to the front, tiled floor, gas central heating radiator, stairs leading to the first floor landing. Doors leading to the downstairs WC and open plan living kitchen.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

### **Living Kitchen**

25' 11" MAX x 14' 8" ( 7.90m MAX x 4.47m )

Having a fully fitted modern kitchen with a range of wall and base units, with complementary work surfaces over, incorporating sink and drainer, electric oven and gas hob, integrated fridge freezer, dishwasher and washing machine, understairs storage cupboard, two gas central heating radiators, uPVC double glazed window to the front and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

Storage cupboard, gas central heating radiator. Access to bedrooms two and three, house bathroom and office/dressing room. Stairs leading to master bedroom.

### **Bedroom Two**

8' 7" x 14' 8" ( 2.62m x 4.47m )

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

### **Bedroom Three**

9' 3" x 8' ( 2.82m x 2.44m )

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

### **Office/Dressing Room**

uPVC double glazed window to the front.

### **House Bathroom**

Having a three piece bathroom suite comprising of bath with taps and shower over, part tiled walls, low level flush WC, wash hand basin, chrome heated towel rail, tiled flooring, uPVC double glazed window to the side.

### **Master Bedroom**

18' 3" to wardrobes x 14' 7" ( 5.56m to wardrobes x 4.45m )

uPVC triple glazed window to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin, heated towel rail, storage cupboard, tiled flooring, double glazed Velux window.

### **Exterior**

Driveway to the side for two cars, paved and lawned area to the front and to the rear is an enclosed lawned garden with paved patio and decked areas, wooden pergola, providing seating area, perfect space to enjoy the summer months and for entertaining.







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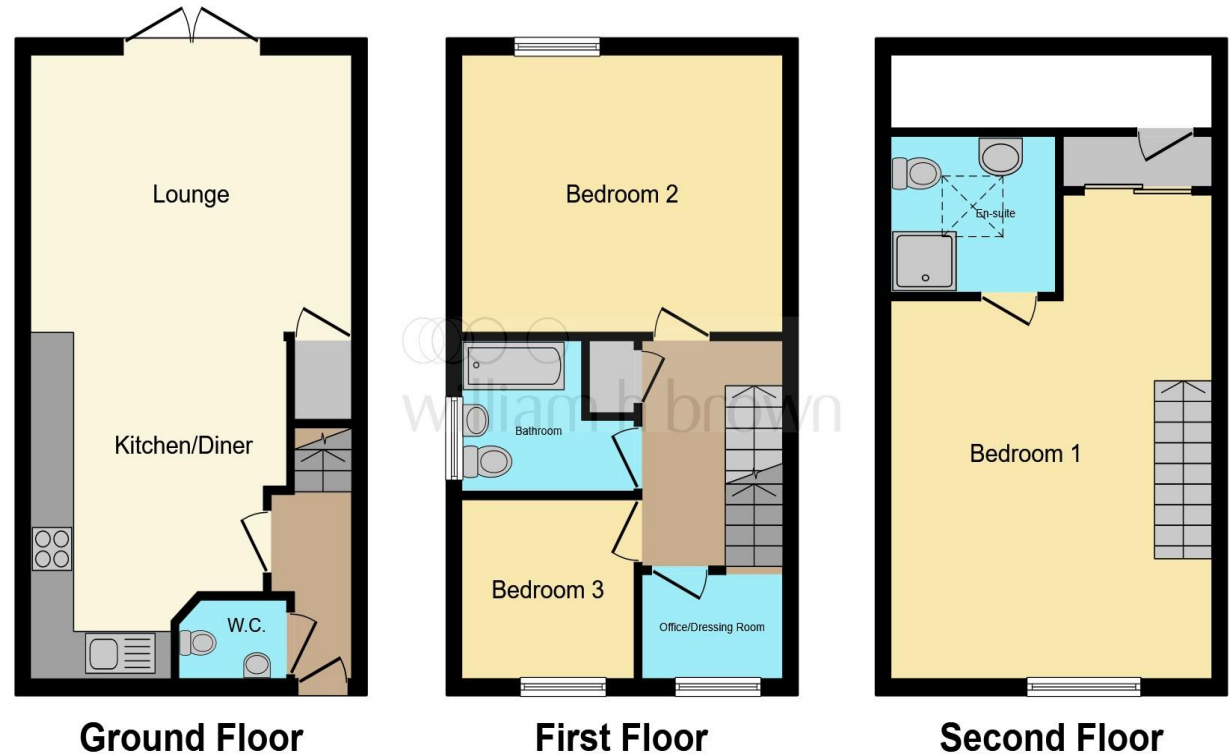
welcome to

## Brandling Crescent, Leeds

- Three bedroom three storey semi detached
- Modern and well presented throughout
- Ensuite to master bedroom
- Downstairs WC
- Enclosed rear garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

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](http://www.focalagent.com)

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Property Ref:  
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