



**Brandling Crescent, Leeds LS10 4WH**

welcome to

## Branding 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.





***view this property online*** [williamhbrown.co.uk/Property/MLY111134](http://williamhbrown.co.uk/Property/MLY111134)



welcome to

## Branding Crescent, Leeds

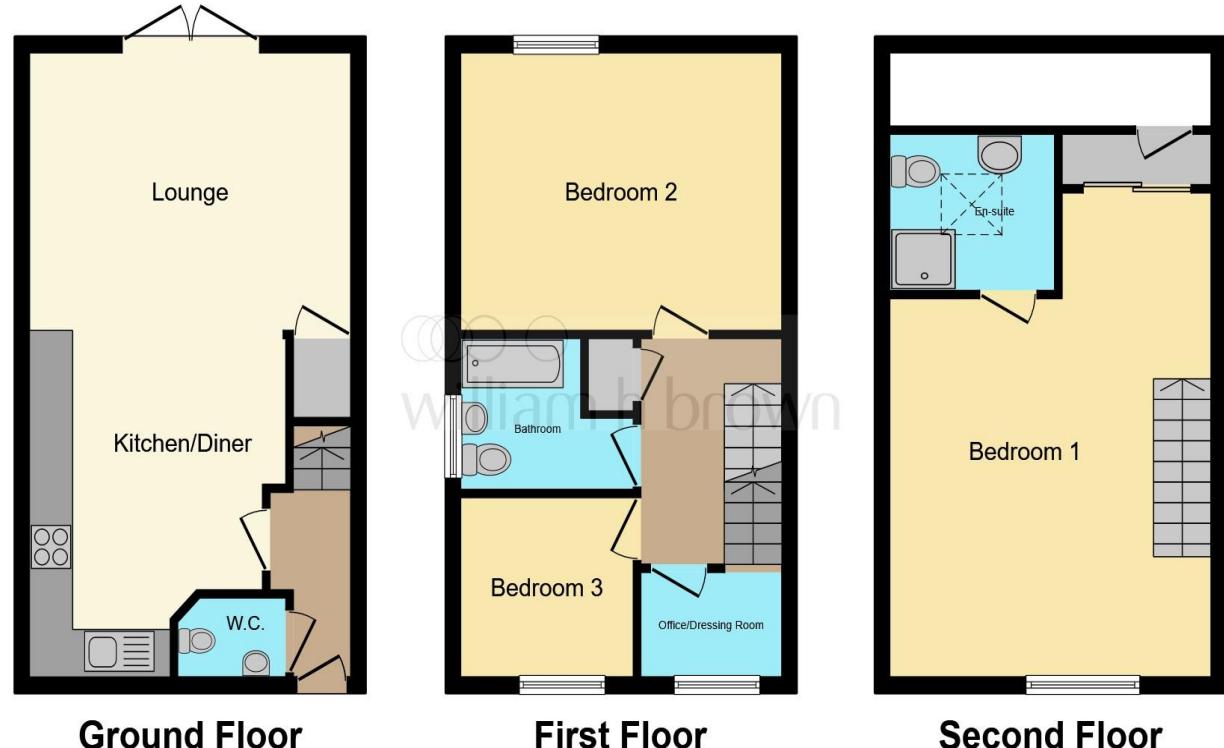
- Three bedroom three storey semi detached
- Modern and well presented throughout
- Ensuite to master bedroom
- Downstairs WC
- Enclosed rear garden

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)

view this property online [williamhbrown.co.uk/Property/MLY111134](http://williamhbrown.co.uk/Property/MLY111134)



Property Ref:  
MLY111134 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



[williamhbrown.co.uk](http://williamhbrown.co.uk)