



Montagu Gardens, LEEDS LS8 2RW



welcome to

Montagu Gardens, LEEDS

Discover the potential of this delightful three-bedroom semi-detached home, situated in the desirable LS8 area. With its front and rear gardens, private driveway, and spacious interiors, this property offers a fantastic opportunity to create your dream home.



This property provides an exciting opportunity for renovation and personalisation. With its spacious layout and excellent natural light, you can transform this house into a stylish and comfortable family home.

Entering the property through the front porch and hall, you are welcomed into a spacious living room positioned at the front of the house, complete with a charming bay window. To the rear, there is a large dining room that flows through to the fitted kitchen, offering a practical layout for modern living. Stairs from the hall lead up to the first floor, where the landing provides access to three bedrooms: a spacious main bedroom at the front, a good-sized second bedroom at the rear, and a smaller third bedroom, perfect for a nursery or office. Completing the first floor is a family bathroom with a separate toilet. Externally, the property also benefits from a detached garage, providing useful additional storage or parking.

Situated in the highly sought-after LS8 area, this home benefits from being close to local schools, parks, shops, and cafes. Its convenient transport links offer easy access to Leeds city centre and beyond, making it an ideal spot for both families and professionals.

Don't Miss Out! Arrange a viewing today to explore the full potential of this wonderful property.

Entrance Hall

Lounge

Irregular Shaped Room 11' 3" x 11' 6" (3.43m x 3.51m)

Dining Room

Irregular Shaped Room 12' 5" x 10' 5" (3.78m x 3.17m)

Kitchen

Irregular Shaped Room 10' 5" x 7' 3" (3.17m x 2.21m)

Bedroom One

Irregular Shaped Room 11' 8" x 10' 6" (3.56m x 3.20m)

Bedroom Two

Irregular Shaped Room 12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom Three

Irregular Shaped Room 8' 7" x 7' 1" (2.62m x 2.16m)

Bathroom



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Montagu Gardens, LEEDS

- SEMI-DETACHED HOUSE
- THREE WELL-PROPORTIONED BEDROOMS
- RENOVATION POTENTIAL THROUGHOUT
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109161 - 0002

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