



Talbot Gardens, LEEDS LS8 1AJ

welcome to

Talbot Gardens, LEEDS

This charming semi-detached, three-bedroom home features an open-plan kitchen and dining area with patio doors leading to an enclosed rear garden and a spacious lounge. It is nestled in a popular residential area of Roundhay, Leeds. The property also benefits from a driveway and a detached garage.



Talbot Gardens
Ground Floor
Entrance Hallway
Carpeted throughout

Lounge

12' 7" x 11' 6" (3.84m x 3.51m)

A spacious lounge with radiator and large double glazed window to the front

Kitchen

11' 9" x 16' 8" (3.58m x 5.08m)

The fitted kitchen features a range of wall and base units, sink, (recently fitted gas combi boiler) boiler in cupboard, electric oven and gas hob, useful pantry and window to the rear and door to the side. The dining area also features fully glazed patio doors opening to the garden.

First Floor
Landing

Stairs from the ground floor and window to the side

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)

A generous sized double bedroom with radiator and window to the front. Neutral decor and carpeted throughout.

Bedroom Two

11' 6" x 10' 7" (3.51m x 3.23m)

A second double bedroom with radiator, window to the rear and carpeted throughout

Bedroom Three

7' 4" x 5' 8" (2.24m x 1.73m)

Radiator and window to the front. Carpeted throughout.

Bathroom

The bathroom comprises; bath with shower over, wash basin, wc, radiator and window to the side

Outside

The property benefits from a driveway to the front

allowing off street parking. Gated access to the rear of the property and including a single garage ideal for storage and with power and lighting.

To the rear of the property there is a large enclosed garden.



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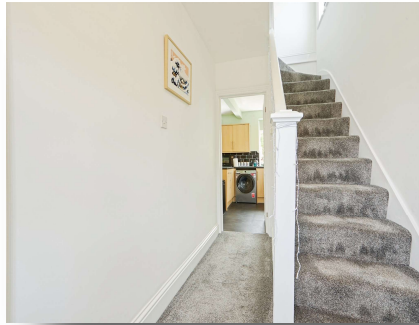
Talbot Gardens, LEEDS

- WELL PRESENTED SEMI-DETACH HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN AND DINER
- CATCHMENT AREA FOR OUTSTANDING SCHOOLS
- FULLY ENCLOSED GARDEN TO THE REAR

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

offers over

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK107166 - 0005

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william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk