









## welcome to

# Park Edge Close, Leeds

A four bedroom semi detached house in a popular residential area close to Roundhay Park. The house offers spacious rooms, downstairs wc, garage with parking space and well maintained communal gardens. A great property that is sure to appeal to a wide range of buyers and has no onward chain.













#### **Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

## Lounge

14' 7" Max x 11' 7" Max ( 4.45m Max x 3.53m Max ) A spacious room with carpet flooring.

## **Dining Room**

8' 11" Max x 8' 4" Max ( 2.72m Max x 2.54m Max ) Open to the hallway with laminate flooring and an access door.

#### Kitchen

9' 9" Max x 8' 4" Max ( 2.97m Max x 2.54m Max ) The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances.

#### **Guest Wc**

With a wc and wash hand basin

#### **Bedroom One**

14' 8" Max x 10' 6" Max ( 4.47m Max x 3.20m Max ) A good size double bedroom with a built in cupboard and fitted wardrobes.

## **Bedroom Two**

14' 7" Max x 7' 3" Max ( 4.45m Max x 2.21m Max ) A double bedroom with space for free standing furniture.

#### **Bedroom Three**

11' 10" Max x 8' 5" Max ( 3.61m Max x 2.57m Max ) A double bedroom with fitted wardrobes.

## **Bedroom Four**

8' 4" Max x 7' 1" Max ( 2.54m Max x 2.16m Max ) A good size bedroom with a built in cupboard.

## **Bathroom**

Fitted with a three piece suite comprising of a bath with shower over, wc and wash hand basin.

#### Garage

A garage en-bloc with parking space.

#### Outside

There are well maintained communal gardens to all sides.





## welcome to

## Park Edge Close, Leeds

- **End Terrace House**
- Four Bedrooms
- **Spacious Rooms**
- **Communal Gardens**
- Downstairs Wo

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

£260,000







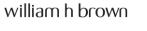


postcode not the actual property

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0113 248 8263



Oakwood@williamhbrown.co.uk



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



williamhbrown.co.uk

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.