



Montagu Gardens, Leeds LS8 2RN

welcome to

Montagu Gardens, Leeds

A beautifully maintained three-bedroom semi-detached home boasts well-proportioned rooms, a contemporary kitchen/dining area and a stylish four-piece bathroom. This spacious property has gardens on three sides located in a sought-after neighbourhood and an additional feature of a gated driveway.



Ground Floor

Lounge

13' 5" x 11' 7" (4.09m x 3.53m)

A bright and airy room with feature coving and a bay window to front allowing a good amount of natural light to flow through.

Kitchen

18' 1" x 12' 5" (5.51m x 3.78m)

The modern kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with a tiled splashback. There is an integrated double oven and spaces for an American style fridge freezer and washing machine. The work surface continues to create a breakfast bar, perfect for casual dining. Additionally there is space for a table and chairs and a useful understairs cupboard.

First Floor

Bedroom One

13' 11" x 10' 6" (4.24m x 3.20m)

A double bedroom positioned to the front elevation with space for free standing furniture and a bay window.

Bedroom Two

12' x 10' 8" (3.66m x 3.25m)

A double bedroom positioned to the rear elevation with fitted wardrobes.

Bedroom Three

8' 9" x 7' 1" (2.67m x 2.16m)

A single bedroom positioned to the front elevation with space for free standing furniture.

Bathroom

A modern and stylish bathroom fitted with a four piece suite comprising of a free standing bath with mixer tap, shower cubicle, wc and wash hand basin with storage below.

Outside

Sitting on a corner plot there are gardens to three sides and a gated driveway providing off street parking. Hedges border the garden providing a good

deal of privacy.



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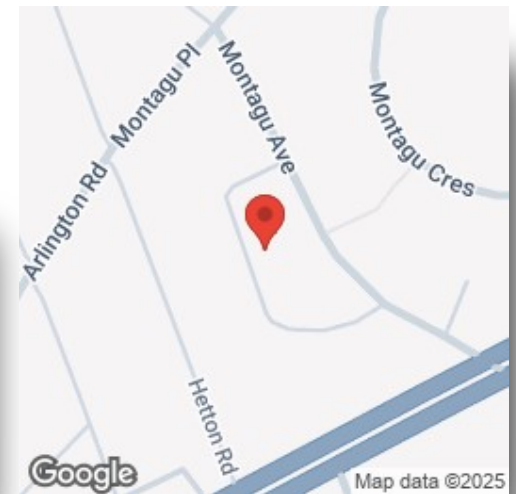
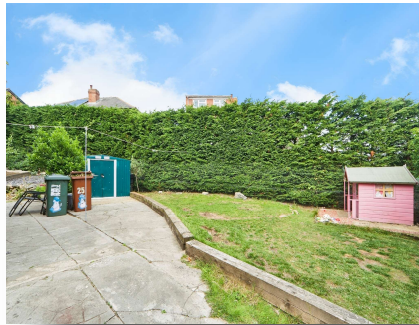
welcome to

Montagu Gardens, Leeds

- SEMI DETACHED FAMILY HOME
- MODERN KITCHEN/DINER
- STYLISH FOUR PIECE BATHROOM
- GARDENS TO THREE SIDES
- GATED DRIVEWAY

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

offers over
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109018 - 0002

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