



Coal Road, LEEDS LS14 1NN

welcome to

Coal Road, LEEDS

This well-presented mid-terrace home offers three bedrooms and is ready to move into. The accommodation includes a stylish, contemporary bathroom and benefits from low-maintenance gardens to both the front and rear. Situated in a popular residential area



Coal Road

This well-presented mid-terrace property offers ready-to-move-into accommodation, ideal for a range of buyers. The ground floor comprises a comfortable lounge, a separate dining room, a modern kitchen, and a porch. Upstairs, there are two double bedrooms and a generously sized single bedroom, along with a stylish contemporary bathroom. Externally, the home features low-maintenance gardens to both the front and rear. Situated in a popular residential area.

Ground Floor

Entrance Porch

Door to side, UPVC windows to three sides

Hallway

External door opening into the hallway with stairs leading up to the first floor.

Lounge

14' 6" x 10' 10" (4.42m x 3.30m)

A light-filled lounge finished in neutral tones, featuring elegant ceiling coving and stylish alcoves that frame a contemporary electric fireplace. A large window allows natural light to pour in, while a radiator ensures year-round comfort. Open archway leads through to the dining room.

Dining Room

7' 11" x 11' (2.41m x 3.35m)

A flexible living space featuring stylish laminate flooring, elegant ceiling coving and a radiator for comfort. Patio doors open directly onto the garden.

Kitchen

18' x 7' 8" (5.49m x 2.34m)

The fitted kitchen features a selection of wall and base units topped with laminate work surfaces, complemented by a stainless steel sink with mixer tap. Integrated appliances include an oven with electric hob and a cooker hood. There is plumbing for a washing machine and space allocated for a tumble dryer, fridge freezer and a dishwasher. A useful storage cupboard offers extra practicality. Door providing access to the porch with an adjacent window.

First Floor

Bedroom 1

12' 11" x 11' 1" into wardrobe (3.94m x 3.38m into wardrobe)

Double bedroom with useful fitted wardrobes radiator and window.

Bedroom 2

9' 8" x 11' 1" (2.95m x 3.38m)

Second double bedroom with radiator and window

Bedroom 3

6' 1" x 8' 11" (1.85m x 2.72m)

Good sized single bedroom with radiator and window

Bathroom

The bathroom is fitted with a modern three-piece suite comprising a bath with overhead shower and glass screen, a low flush WC, and a vanity unit with integrated wash basin. The space is fully tiled and finished in a contemporary style.

Outside

To the front of the property is a fully enclosed, low-maintenance flagged garden—ideal for outdoor seating. The space also includes a useful storage shed and gated access.

To the rear, the property benefits from an enclosed garden featuring a small artificial lawn and a flagged patio area, all bordered by fencing for added privacy.



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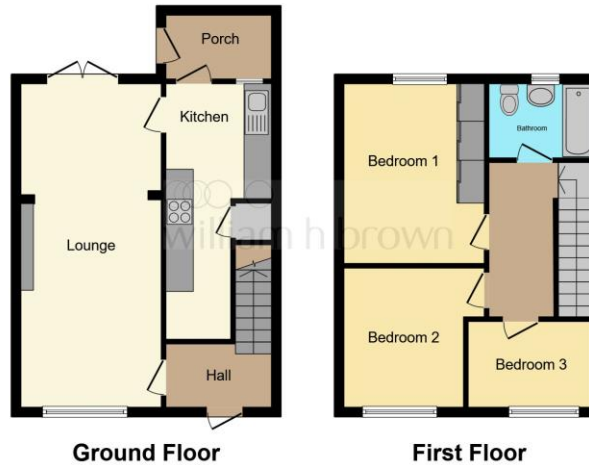
welcome to

Coal Road, LEEDS

- Three spacious bedrooms
- Ready to move into accommodation
- Low maintenance gardens
- Modern styled bathroom
- Popular residential location

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

offers over
£150,000



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



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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.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



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



williamhbrown.co.uk