



Brignall Way, Leeds LS9 7EZ

welcome to

Brignall Way, Leeds

Internal viewing is highly recommended to appreciate the accommodation on offer with this three bedroom home, situated in a popular residential area. Low maintenance, enclosed gardens to both the front and rear.



Brignall Way

A well-presented three-bedroom home, thoughtfully arranged over two floors and ideal for families, first-time buyers, or those looking to downsize without compromising on space. The ground floor features a welcoming hallway leading into a spacious open-plan living and dining area, perfect for both relaxing and entertaining. A well-equipped kitchen and a convenient downstairs W.C. add to the practicality of the layout. Upstairs, you'll find three generously sized bedrooms offering flexibility for family living, guest accommodation, or a home office, along with a stylish and functional shower room. Outside you will find low maintenance gardens to both the front and rear.

Ground Floor

Entrance Porch

The front door opens into an entrance porch — a practical space ideal for storing shoes and coats. An internal door then leads through to the main hallway,

Hallway

A generously sized hallway featuring stylish laminate flooring, a radiator for warmth, and a handy understairs storage cupboard. The space also provides access to the downstairs cloakroom and stairs leading to the first floor.

Cloakroom

A convenient downstairs cloakroom featuring a low flush WC, wall-mounted wash basin, a useful storage cupboard, and a front-facing window that brings in natural light.

Lounge / Diner

21' 11" x 10' 11" (6.68m x 3.33m)

A spacious and light-filled through room, beautifully finished with laminate flooring and featuring an electric fireplace with an elegant surround. With windows to both the front and rear, two radiators, and ample space for both living and dining furniture, this versatile space is perfect for relaxing or entertaining.

Kitchen

9' 8" x 10' 7" (2.95m x 3.23m)

The fitted kitchen offers a range of wall and base units with complementary work surfaces, a stainless steel sink with mixer tap, and tiled splashbacks for a clean finish. There's space for a freestanding fridge freezer, electric oven, and dishwasher, along with plumbing for a washing machine. A window and door to the rear provide natural light and convenient access to the garden.

First Floor Landing

useful storage cupboard and access to the loft via hatch

Bedroom One

11' 11" x 12' 11" (3.63m x 3.94m)

A good sized double bedroom with radiator, useful storage cupboards and window to the rear

Bedroom Two

8' 8" x 10' (2.64m x 3.05m)

A second double bedroom with radiator, storage cupboard housing the boiler and window to the front

Bedroom Three

10' x 9' 10" (3.05m x 3.00m)

A good sized third bedroom with radiator, storage cupboard and window to the rear.

Bathroom

The bathroom comprises; large step in shower cubicle with glass screen, low flush wc, wash basin, heated towel rail, tiled walls and flooring and window to the front.

Outside

To the front, a gated entrance with fenced boundaries opens into a low-maintenance graveled garden, enhanced by mature trees and shrubs. A pathway leads invitingly to the front door, creating a charming first impression.

At the rear, you'll find a fully enclosed garden, thoughtfully paved for easy upkeep. Wall borders are lined with mature shrubs, adding a touch of greenery, and a garden shed provides practical storage space.



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welcome to

Brignall Way, Leeds

- Three Bedroom Home
- Low Maintenance Gardens
- Through Lounge / Diner
- Downstairs Cloakroom
- Popular Residential Area

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



Ground Floor



First Floor

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

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK107621 - 0002

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