



Larkhill Green, Leeds LS8 1RD

welcome to

Larkhill Green, Leeds

A well-presented semi-detached home offering generously proportioned rooms throughout. The property boasts a spacious lounge/diner, three good-sized bedrooms, a driveway providing off-street parking, and a low-maintenance rear garden.



Entrance Hall

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

driveway offering off-street parking, alongside a lawn area with a storage shed. The rear garden is fully paved.

Lounge

21' 8" Max x 11' 10" Max (6.60m Max x 3.61m Max)

A spacious bright and airy room with hard wood flooring and French doors to the rear leading out to the garden.

Kitchen

13' 5" Max x 9' Max (4.09m Max x 2.74m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer and gas hob. There is an integrated oven and spaces for other appliances.

Utility Room

10' 9" Max x 5' 9" Max (3.28m Max x 1.75m Max)

A great storage space.

Bedroom One

13' Max x 12' 7" Max (3.96m Max x 3.84m Max)

A double bedroom with space for free standing furniture.

Bedroom Two

11' 7" Max x 9' 5" Max (3.53m Max x 2.87m Max)

A double bedroom with space for free standing furniture.

Bedroom Three

9' Max x 7' 11" Max (2.74m Max x 2.41m Max)

A single bedroom with space for free standing furniture.

Bathroom

Fitted with a two piece suite comprising a bath with shower over and wash hand basin.

Wc

A separate toilet.

Outside

To the front of the property, there is a block-paved



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welcome to

Larkhill Green, Leeds

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- OFF STREET PARKING
- LOW MAINTENANCE REAR GARDEN
- WELL PROPORTIONED ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109442 - 0003

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