









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.

Lounge

21' 8" $\dot{\text{Max}}$ x 11' 10" $\dot{\text{Max}}$ (6.60m $\dot{\text{Max}}$ x 3.61m $\dot{\text{Max}}$) 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' $Max \times 7'$ 11" $Max (2.74m Max \times 2.41m Max)$ 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

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





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Larkhill Green, Leeds

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

Tenure: Freehold EPC Rating: C

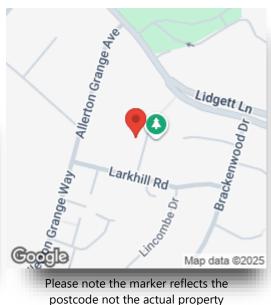
Council Tax Band: A

£255,000









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Property Ref: OAK109442 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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