



Lawrence Road, Leeds LS8 3HT

welcome to

Lawrence Road, Leeds

A three-bedroom semi-detached home features off-street parking for multiple vehicles and a single detached garage to the rear, complemented by a private enclosed garden. An additional feature includes loft space. Property is situated in a prime location near the expansive greenery of Roundhay Park.



Lawrence Road Entrance Hall

The entrance is fitted with a double-glazed UPVC front door and finished with laminate flooring.

Lounge

18' 10" Into bay x 10' 4" Into recess (5.74m Into bay x 3.15m Into recess)

The lounge features a double-glazed front bay window and a rear double-glazed window and door, bathing the room in natural light throughout. It includes a fitted radiator and an electric fire and is finished with laminate flooring.

Kitchen

12' x 8' 4" (3.66m x 2.54m)

The kitchen includes a convenient understairs cupboard housing the fuse box. At the rear, two double-glazed windows and a UPVC door giving access to the garden. It is fitted with a sink and drainer and a range of floor to ceiling units with adequate storage, plumbing for both a washing machine and a slimline dishwasher, and features an electric hob with glass splashback, oven, and extractor fan. There is also an integrated fridge freezer. A compact breakfast bar offers a casual dining space.

Landing

This space features a double-glazed side window and is finished with carpet flooring. A loft hatch with pull-down ladders provides convenient access to additional storage above.

Bedroom One

9' 11" Into bay x 8' 5" (3.02m Into bay x 2.57m)

Bedroom One features a rear double-glazed bay window, a fitted radiator, and is finished with carpet flooring.

Bedroom Two

8' 10" x 10' 5" Wardrobes (2.69m x 3.17m Wardrobes)

Bedroom Two features a double-glazed rear window, a fitted radiator, and is finished with carpet flooring. It also benefits from built-in cupboards, providing

practical storage space.

Bedroom Three

6' 11" x 8' 10" (2.11m x 2.69m)

Bedroom Three features a double-glazed front window and is fitted with an electric radiator.

Bathroom

The modern bathroom was newly fitted in 2024 features a double-glazed front window and a stylish L-shaped bath with an overhead waterfall dual shower. It includes a vanity unit with sink and a toilet, complemented by tiled flooring and splashbacks. Built-in storage cupboards also house the boiler, offering practical functionality. Additionally is an electric extractor fan.

Loft Space

5' 4" x 13' 5" (1.63m x 4.09m)

The loft is accessed via an internal hatch with pull-down FAKRO ladders and offers a comfortable space with carpet flooring and a double-glazed window. It includes built-in storage cupboards, lighting, and power sockets, making it an ideal setting for a home cinema or games room..

Outside

The property benefits from off-street parking at the front for multiple vehicles, while to the rear you'll find a fully enclosed garden, predominantly laid to lawn. A single detached garage provides additional convenience and storage.



view this property online williamhbrown.co.uk/Property/OAK109483



welcome to

Lawrence Road, Leeds

- THREE BEDROOM
- OFF STREET PARKING
- DETACHED GARAGE
- LOFT SPACE
- ENCLOSED REAR GARDEN

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

offers over
£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109483



Property Ref:
OAK109483 - 0007

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 guidance 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.

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