



Langley Crescent, Leeds LS13 1AY

welcome to

Langley Crescent, Leeds

Lovely two bedroom semi-detached property with views over the canal to Horsforth, conservatory at the back with large private garden and also garden to the front. Internally the home is spacious.

Located near Bramley Park, Bramley Baths, Stanningley Park, Rodley Nature reserve and Bramley Fall Park



Langley Crescent

Semi-detached home briefly comprising of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, Gardens.

Entrance Hall

Front entrance door leading to the welcoming entrance hall. Cupboard under the stairs housing the consumer unit.

Lounge

13' 3" x 10' 7" (4.04m x 3.23m)

Great sized living space with double glazed window to the front elevation, carpet, central heating radiator, feature fireplace

Kitchen

10' 5" x 7' 5" (3.17m x 2.26m)

Wall hung, drawer and base units, stainless steel sink and drainer, boiler, storage cupboards, double glazed window to rear elevation, induction hob, electric oven, washing machine, space for fridge freezer, plumbing for washer, dishwasher, vinyl flooring and external door. French doors leading to the garden.

Conservatory

17' 8" x 10' 5" (5.38m x 3.17m)

Surrounding double glazed windows and French doors to garden, laminate flooring, central heating radiator. The conservatory doors were replaced in the last few years.

Landing

Staircase rising to the first floor, loft access.

Bedroom 1

15' 1" x 9' 3" (4.60m x 2.82m)

Good sized master bedroom with storage cupboards, double glazed windows to the rear, carpet.

Bedroom 2

12' 2" x 10' (3.71m x 3.05m)

Another good sized double room with double glazed windows with far reaching views to the rear, carpet

and central heating radiator.

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)

Bath with shower and part tiled walls, wash hand basin, low flush WC, frosted double glazed window, vinyl flooring and heated towel rail.

External

Patio area to the front.

The rear garden is fully enclosed and fenced with a patio and lawn area to the rear. A great sized space that has views to the canal, perfect for enjoying the summer months. Useful storage shed.



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welcome to

Langley Crescent, Leeds

- Two Double Bedroom Semi Detached
- Delightful Large Garden
- Views Overlooking the Canal to Horsforth
- Conservatory
- Close to the green spaces of Bramley Fall Park

Tenure: Freehold EPC Rating: E

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114524 - 0003

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