



**St. Marys Park Approach, Leeds LS12 3UZ**

**welcome to**

**St. Marys Park Approach, Leeds**

A viewing is strongly recommended so as not to miss out on this stunning four bedroom semi detached with central heating, double glazing, off street parking to the block paved drive,



## **St Martys Park Approach Entrance Hall**

Front entrance door leading to the welcoming entrance hall.

### **Guest Wc**

5' 6" x 3' 2" ( 1.68m x 0.97m )

With low flush WC, radiator, sink, vinyl flooring and window.

### **Cloakroom**

Leading off the hallway, the cloakroom is an added bonus with ample space for coats and shoes.

### **Lounge**

13' 1" x 10' 9" ( 3.99m x 3.28m )

With feature gas fire, central heating radiator, double glazed windows to the front, door to the hallway and the kitchen diner.

### **Kitchen Diner**

19' 8" x 7' 9" ( 5.99m x 2.36m )

Well designed kitchen with wall hung, drawer and base units and complimentary worktop surfaces over, hob, electric oven and extractor fan, sink with drainer, space for fridge freezer, plumbing for washer and dishwasher, central heating radiator, vinyl flooring, space for table and chairs, dining area leads to the sun room.

### **Sun Room**

8' 9" x 8' 5" ( 2.67m x 2.57m )

With double glazed surrounding windows, central heating radiator, velux skylight and French doors.

### **Landing**

Staircase rising to the first floor, carpet and over stairs storage cupboard.

### **Bedroom 1**

11' 9" x 11' ( 3.58m x 3.35m )

With double glazed windows to the rear, central heating radiator, carpet and door to the en-suite.

### **En-Suite**

5' 2" x 5' 1" ( 1.57m x 1.55m )

Fully tiled with shower, sink, low flush WC, heated towel rail and frosted double glazed window.

### **Bedroom 2**

14' 9" x 8' 4" ( 4.50m x 2.54m )

The second bedroom is a good sized double with carpet, central heating radiator and double glazed windows to the front elevation.

### **Bedroom 3**

11' x 9' 4" ( 3.35m x 2.84m )

With carpet, central heating radiator and double glazed window to the front elevation. There is also a useful under eaves storage room.

### **Bathroom**

8' 1" x 5' 1" ( 2.46m x 1.55m )

Modern bathroom suite comprising of low flush WC, bath with shower, wash hand basin, part tiled floor and walls, heated towel rail and frosted double glazed window.

### **Bedroom 4/Playroom/Study**

To the ground is a fourth bedroom having building regulations. Would also make an excellent office for those working from home. With central heating radiator, carpet flooring and double glazed windows to the front.

### **Front Garden**

Off road parking to the driveway, open lawn and pathway to the front.

### **Rear Garden**

With mature borders, fenced garden, small patio area and mainly laid to lawn. The trees add to the privacy of the garden.



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## St. Marys Park Approach, Leeds

- Four Double Bedroom Semi Detached
- Guest WC, En-Suite to Master Bedroom & House Bathroom
- Downstairs Cloakroom
- Sun Room
- Upgraded Kitchen, Bathroom & Flooring

Tenure: Freehold EPC Rating: C

offers in the region of

**£320,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114125 - 0004

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