



Blairsville Gardens, Leeds LS13 2HX

welcome to

Blairsville Gardens, Leeds

A three bedroom semi detached house in a cul-de-sac position, really well presented throughout with tasteful decor. The property has spacious living accommodation, four piece bathroom suite, off street parking and low maintenance garden. This property would be perfect for a family looking to upsize.



Entrance Porch

Enter from the front in to the porch with a storage cupboard for shoes and uPVC double glazed windows to three sides.

Hallway

Enter from the porch in to the welcoming hallway with a useful understairs storage cupboard, laminate flooring, access to the guest wc and stairs leading to the first floor.

Guest Wc

Having a wc, wash hand basin with vanity unit below, chrome heated towel rail and a double glazed window to the side.

Lounge

14' 3" x 11' 3" (4.34m x 3.43m)

A bright and airy room having a feature fireplace making a lovely central focal point, laminate flooring, radiator and a double glazed bay window to the front.

Sitting Room

13' 8" x 11' 4" (4.17m x 3.45m)

A second bright and airy sitting room with carpet flooring, radiator and French doors to the rear leading out to the garden.

Kitchen/Diner

19' 8" x 7' 2" (5.99m x 2.18m)

A well presented kitchen/diner offering a range of wall and base units with worksurfaces incorporating a sink and drainer with a tiled splashback. There is plumbing for a washing machine and dishwasher and spaces for a free standing oven and fridge freezer. The room also benefits from having two radiators, vinyl floor tiles, dual aspect double glazed windows to the side and rear and there is an access door to the side.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to the part boarded loft with light.

Bedroom One

14' 1" x 9' 3" (4.29m x 2.82m)

A good size double bedroom positioned to the front elevation with fitted wardrobes, laminate flooring, radiator and a double glazed bay window to the front allowing a good amount of natural light to flow through.

Bedroom Two

11' 9" x 9' 6" (3.58m x 2.90m)

A double bedroom positioned to the rear elevation with a built in wardrobe, carpet flooring, radiator and a double glazed window boasting far reaching views.

Bedroom Three

8' 3" x 6' 3" (2.51m x 1.91m)

A good size single bedroom positioned to the front elevation with laminate flooring, radiator and a double glazed window.

Bathroom

A nicely presented bathroom fitted with a four piece suite comprising of a free standing bath with mixer tap, separate shower cubicle, wc and wash hand basin. The room also benefits from vinyl flooring, a chrome heated towel rail and two double glazed windows to the side.

Outside

To the front and side of the property there is a driveway providing off street parking and leading to a single garage. To the rear there is a low maintenance garden with two paved seating areas and part pebbled.

Garage

A single detached garage.



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welcome to

Blairsville Gardens, Leeds

- Semi Detached Family Home
- Three Bedrooms
- Four Piece Suite Bathroom
- Low Maintenance Garden
- Off Street Parking

Tenure: Freehold EPC Rating: D

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114813 - 0003

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