



Tower Lane, LEEDS LS12 3SD

welcome to

Tower Lane, LEEDS

Internal viewing is highly recommended to appreciate the accommodation on offer which is ready to move into three bedroom semi-detached home. DRIVEWAY & Generous REAR GARDEN. Modern kitchen/Diner. Great location.



Tower Lane

A modern and stylish three bedroom semi detached home in a popular residential area close to excellent transport links and being approx 20 minutes by bus to Leeds city and within easy reach to Armley, Kirkstall and Bramley. The property itself offers spacious accommodation which briefly comprises; Entrance hall, lounge/diner, modern fitted kitchen and guest wc to the ground floor. The first floor offers three good sized bedrooms and the shower rooms. To the outside the property benefits from a driveway providing off street parking. There is an enclosed good sized rear garden. Internal viewing is highly recommended.

Entrance Hall

6' 6" x 6' 1" (1.98m x 1.85m)

Front entrance door leading to the welcoming entrance hall with laminate flooring, central heating radiator and under stairs storage.

Downstairs Cloakroom

4' 8" x 3' (1.42m x 0.91m)

Guest WC with low flush WC, wooden panel flooring, sink and central heating radiator.

Lounge

16' 7" x 12' 3" (5.05m x 3.73m)

A great sized family living room flooded with light from the four double glazed windows to the front elevation, carpet and central heating radiator.

Kitchen / Diner

18' 9" x 8' 8" (5.71m x 2.64m)

With wall hung, drawer and base units, electric hob, integrated oven and extractor fan, sink with drainer, laminate flooring, plumbing for washing machine, double glazed windows to the rear and doors to garden.

Landing

9' 6" x 7' 1" (2.90m x 2.16m)

Staircase leading to the first floor with carpet, central heating radiator and double glazed windows to the side.

Bedroom One

12' 5" x 11' 3" (3.78m x 3.43m)

The master bedroom is a good size with views to Headingley, useful wardrobes, carpet, central heating radiator and double glazed windows to the rear.

Bedroom Two

12' 8" x 11' 2" (3.86m x 3.40m)

Good sized second bedroom with carpet, double glazed windows to the front Access to the part boarded loft with the two year old Vokera boiler.

Bedroom Three

8' 7" x 7' 6" (2.62m x 2.29m)

With carpet, double glazed windows to the front and central heating radiator.

Bathroom

7' 8" x 7' 2" (2.34m x 2.18m)

Waterfall shower, wash hand basin, low flush WC, central heating radiator and frosted double glazed windows.

External

Off road parking to driveway, gravel. The size of the garden and decking area makes this ideal to enjoy the summer months or children's play.

Shed.

Lawn.



view this property online williamhbrown.co.uk/Property/PDY114799



welcome to

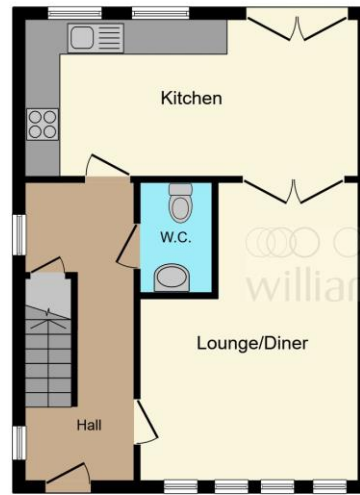
Tower Lane, LEEDS

- Three Bedroom Semi
- Large Land Holding / Garden
- Driveway Providing Off Street Parking
- Within Easy Reach to Kirkstall
- Vakira Boiler Still under Warranty

Tenure: Freehold EPC Rating: C

offers in the region of

£270,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY114799



Property Ref:
PDY114799 - 0004

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 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk