



Tower Lane, LEEDS LS12 3SD

welcome to

Tower Lane, LEEDS

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



Tower Lane 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.



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Tower Lane, LEEDS

- GUIDE PRICE - £260,000 - £270,000
- Three Bedroom Semi
- Driveway Providing Off Street Parking
- Large Land Holding / Garden
- Vakira Boiler Still under Warranty

Tenure: Freehold EPC Rating: C

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114799 - 0005

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