



**Piebridge Way, Leeds LS12 6ES**



**welcome to**

**Piebridge Way, Leeds**

\*GUIDE PRICE £270,000 - £280,000\*

A well presented modern semi detached residence, which boasts SPACIOUS accommodation and is situated within a popular location. Boasting MODERN DINING KITCHEN, THREE DOUBLE BEDROOMS plus lovely enclosed rear garden and driveway, this is a must see!



## Property Information

This modern two-storey semi-detached home on Piebridge Way, LS12, offers both style and practicality. The property boasts front and rear gardens, with the rear garden thoughtfully designed to include a patio area and lawn, perfect for outdoor relaxation or entertaining. With off-road parking, double glazing, and central heating, comfort and convenience are assured year-round. The home also benefits from a loft, providing additional storage space. Upstairs, the master bedroom has fitted wardrobes and a private en-suite bathroom, adding a touch of luxury to daily living.

### Entrance Hall

Front entrance door to welcoming entrance hall with carpet and central heating radiator.

### Lounge

13' 9" max x 11' 9" max ( 4.19m max x 3.58m max )  
Good size living room with double glazed window to the front elevation, central heating radiator, carpet and spotlights to the ceiling.

### Kitchen Diner

15' 11" max x 9' 3" max ( 4.85m max x 2.82m max )  
Well designed kitchen with storage from the wall, drawer and base units and with complimentary worktop surfaces over, electric oven and extractor fan, plumbing for washer and dishwasher, sink with drainer, spotlights and downlights, tiled floor, room for table and chairs, French doors to rear. Sizable amount of storage space under the stairs.

### Downstairs Wc

With low flush WC, wash basin, radiator, spotlights to ceiling, storage, tiled floor.

### Landing

Carpet, radiator, access to the loft.

### Bedroom 1

10' 8" max x 9' 2" max ( 3.25m max x 2.79m max )  
Double bedroom with double glazed window to the front elevation, fitted wardrobes, radiator and carpet.

### En-Suite

5' 6" max x 5' 4" max ( 1.68m max x 1.63m max )  
Walk in shower, WC, tiled floor and walls, spotlights to ceiling, heated towel rail, extractor.

### Bedroom 2

10' 8" max x 8' 6" max ( 3.25m max x 2.59m max )  
Double bedroom with double glazed window to the rear elevation, carpet, radiator.

### Bedroom 3

10' 7" max x 6' 6" max ( 3.23m max x 1.98m max )  
With double glazed window to the rear elevation, radiator and carpet.

### Bathroom

6' 6" max x 5' 5" max ( 1.98m max x 1.65m max )  
Bath with shower over, WC, wash basin, heated towel rail, tiled floor and walls, spotlights to ceiling, extractor fan, frosted glazed window.

### Garden

Patio and grassed area perfect for enjoying the summer months or children's play.



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## Piebridge Way, Leeds

- \*GUIDE PRICE £270,000 - £280,000\*
- Three Bedroom Semi Detached
- En-suite To Master
- Downstairs Wc + House Bathroom
- Modern Kitchen Diner

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

guide price

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY115534 - 0005

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