









welcome to

Rossefield Place, LEEDS

This stylish four-bedroom end-terraced home in Rossefield Place offers spacious living with a bright dual-aspect lounge, a large garden, off-street parking, and a generous driveway. A garage adds extra storage or workspace, making this an ideal blend of comfort and convenience.













Property Information

Nestled in the heart of Rossefield Place, this four-bedroom end-terraced house offers a perfect blend of space, comfort, and convenience. With off-street parking and a generous driveway, you'll never have to worry about finding a spot. The home boasts a large garden, ideal for entertaining or simply unwinding in a peaceful outdoor setting. Inside, the dual-aspect lounge floods with natural light, creating an inviting atmosphere for relaxation and gatherings. A garage provides additional storage or workspace, ensuring practicality meets style in this impressive property.

Lounge

21' 9" max x 11' max (6.63m max x 3.35m max) The large spacious lounge has dual aspect double glazed windows, laminated floors and two radiators.

Kitchen

15' 3" max x 7' 4" max (4.65m max x 2.24m max) The kitchen comprises: gas cooker, electric oven, plumbing for washing machine, double glazed window to rear and PVC door to rear also.

Wc

Downstairs WC with wash basin and low flush WC.

Bedroom One

9' 8" max x 8' 7" max (2.95m max x 2.62m max) Carpeted bedroom with double glazed window to the rear of the property, a radiator and built-in storage.

Bedroom Two

11' 2" max x 11' max (3.40m max x 3.35m max) Another carpeted bedroom with built-in storage, radiator and double glazed window to the front of the property.

Bedroom Three

12' 1" $\max x$ 10' $\max (3.68m \max x 3.05m \max)$ This double bedroom has build-in storage, carpet, a radiator and double glazed window to the rear of the property.

Bedroom Four

10' 5" max x 8' 1" max (3.17m max x 2.46m max) This bedroom has carpet, a radiator and a double glazed window to the rear of the property.

Bathroom

10' 3" max x 9' 4" max (3.12m max x 2.84m max) The spacious bathroom has a bath, walk-in waterfall shower, heated towel rail, radiator, spotlights and double glazed window to the rear elevation.

Garden

The lawned garden is to the front and rear of the property with a fenced border and a gated entrance separating them. There is also an outside water tap.

Garage

19' 5" max x 14' 2" max (5.92m max x 4.32m max) Alarmed garage with electricity.

Agents Note

A Shade Greener Solar Panels.





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Rossefield Place, LEEDS

- 4 Spacious Bedrooms
- Off-street parking with large driveway
- Large Garden
- Spacious, dual aspect lounge
- Garage

Tenure: Freehold EPC Rating: B

quide price

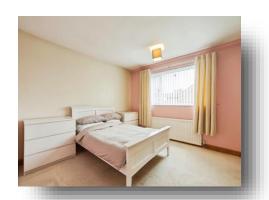
£230,000

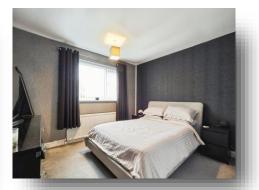






Ground Floor









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115611



Property Ref: PDY115611 - 0005 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 quidance 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.





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