



**Bobbin Row, Leeds LS12 4FJ**

**welcome to**

## **Bobbin Row, Leeds**

This stylish two-bedroom home features an open-plan kitchen and lounge, cozy bedrooms, a tiled bathroom, and a downstairs WC. A wrap-around garden, outhouse storage, and allocated parking complete the package.



## Property Information

This charming two-bedroom property offers a blend of modern convenience and cozy comfort. The open-plan kitchen and lounge create a bright, welcoming space, featuring double glazing, sleek laminate flooring, wall and base units, an integrated oven and hob, a sink and drainer, and a designated space for a washing machine. A handy downstairs WC includes a low-flush toilet, wash basin, and stylish laminate flooring. Both bedrooms are well-proportioned, with carpeted floors, radiators, and double-glazed front-facing windows—one currently serving as a home office. The bathroom boasts tiled flooring and walls, a WC, wash basin, and a bath with a shower over. Outside, the property benefits from a large wrap-around garden with lawned areas at the front and side, fenced borders for privacy, an outhouse for storage, and allocated parking, making this home both practical and inviting.

## Lounge/Open Plan Kitchen

19' 2" max x 15' 6" max ( 5.84m max x 4.72m max )

A bright space with a double-glazed front window, laminate flooring, and a handy storage cupboard. Wall and base units provide ample storage, while a sink and drainer, along with an integrated oven and hob, offer both functionality and modern convenience. A designated space for a washing machine ensures practicality in everyday living.

## Wc

A convenient low-flush WC with laminate flooring and a wash basin, offering practicality.

## Landing

Stairs from the ground floor.

## Bedroom One

12' 4" max x 8' 4" max ( 3.76m max x 2.54m max )

A comfortable space featuring a double-glazed front window, plush carpet flooring, and a radiator for warmth and coziness.

## Bedroom Two

8' 6" max x 6' 7" max ( 2.59m max x 2.01m max )

A versatile space featuring a double-glazed front window, cozy carpet flooring, and a radiator for warmth. Currently used as a home office, this room offers flexibility to suit various needs.

## Bathroom

A space featuring tiled flooring and walls for a sleek, modern finish. Includes a WC, wash basin, and a bath with a shower over, combining practicality with comfort.

## External

A spacious wrap-around garden with well-maintained lawned areas at the front and side, enclosed by secure fenced borders for privacy. An outhouse provides additional storage, while allocated parking ensures convenience for residents.



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## Bobbin Row, Leeds

- 2 Bedrooms
- Generous wrap-around garden
- Open Plan Kitchen and Lounge
- Outdoor storage
- Allocated parking

Tenure: Freehold EPC Rating: C

**£225,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**