



Lincroft Crescent, Leeds LS13 2JL

welcome to

Lincroft Crescent, Leeds

Located on Lincroft Crescent, this three-bedroom home features a modern kitchen and bathroom, generous front and rear gardens, a powered garage, and private multi-car driveway—perfect for comfortable family living. Guide price £280000-£290000.



Property Information

Situated on Lincroft Crescent, this well-presented three-bedroom home offers the perfect blend of comfort and contemporary style, featuring a spacious modern kitchen and a well-appointed bathroom designed for everyday convenience. Positioned on a large plot with exciting extension potential (subject to planning), the property showcases a beautifully maintained front garden and a generous rear garden complete with two paved patio areas, external power and water supply, and a lush lawn ideal for relaxation or entertaining. A private multi-car driveway, powered garage, and external utility room provide practical benefits, while the proximity to schools and local amenities makes this home an exceptional choice for modern family living.

Entrance Hall

The entrance hall features a radiator, a PVC door to the front, and is fully carpeted for warmth and comfort.

Lounge

14' 4" max x 12' 10" max (4.37m max x 3.91m max)
The lounge is carpeted throughout and boasts a striking feature fireplace and radiator that adds warmth and character to the space.

Dining Room

12' max x 10' 3" max (3.66m max x 3.12m max)
The dining room is enhanced by solid wood flooring, with sliding doors to the rear allowing for seamless indoor-outdoor flow, and a radiator providing year-round comfort.

Kitchen

12' max x 7' 6" max (3.66m max x 2.29m max)
The kitchen benefits from double-glazed windows to both the side and rear, allowing for ample natural light. It features stylish tiled flooring, an integrated dishwasher, a double oven with cooker, and an extractor fan for modern convenience.

Utility Room

The external utility room includes plumbing for a washing machine offering practical convenience and functionality.

Landing

The landing is laid with carpet and provides access to a boarded loft via a fitted ladder. Additional features include practical overstairs storage, offering plenty of household organization solutions.

Bedroom One

11' 10" max x 11' max (3.61m max x 3.35m max)
Bedroom One is a generous double room featuring soft carpet underfoot, a radiator for year-round comfort, and a double-glazed window to the front that invites a flow of natural light. The room also boasts wall-to-wall bespoke fitted wardrobes, offering ample storage space.

Bedroom Two

12' 4" max x 12' max (3.76m max x 3.66m max)
Bedroom Two is a well-proportioned double room, complete with a rear-facing double-glazed window and soft carpet underfoot for added comfort. The space also features wall-to-wall bespoke fitted wardrobes, offering stylish, custom-designed storage and maximizing functionality without compromising on aesthetics.

Bedroom Three

7' max x 7' max (2.13m max x 2.13m max)
Bedroom Three features a front-facing double-glazed window, durable laminate flooring, and a radiator to ensure a comfortable environment.

Bathroom

8' 8" max x 5' 4" max (2.64m max x 1.63m max)
The well-maintained bathroom is fitted with a wash basin and bath, complemented by a heated towel rail and solid wood flooring. A frosted double-glazed window to the rear offers both privacy and natural light, while a low-flush WC adds an eco-conscious touch.

Rear Garden

The rear garden boasts two paved patio areas, perfect for outdoor dining or relaxing with friends and family. A well-maintained lawned section offers a lush green space ideal for recreation or gardening. To enhance convenience, the garden also benefits from external power and water supply, making it superbly equipped for outdoor entertaining, garden maintenance, or even setting up a working area.

Front Garden

The front garden showcases a well-maintained lawned area bordered by attractive shrubs and a low wall, with a neat path leading to the front door to enhance curb appeal and accessibility.

Parking

The property includes convenient off-street parking and a garage equipped with power, ideal for storage or workshop use.



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Lincroft Crescent, Leeds

- Guide price £280000-£290000
- Front & Rear Garden
- Garage & Multi-car driveway
- Modern bathroom
- Modern kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115811 - 0006

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