



Half Mile Lane, LEEDS LS13 1BH

welcome to

Half Mile Lane, LEEDS

***GUIDE PRICE £240,000 - £250,000 *** Modern bungalow on Half Mile Lane with three bedrooms, a stylish bathroom, walk-in wardrobe, garage, rear garden, and recently updated electrics. Good local amenities, schools and park nearby. Excellent commuter links.



Property Information

Situated on the sought-after Half Mile Lane, this well-presented bungalow offers comfortable and versatile living with three bedrooms, including a walk-in wardrobe for added storage and convenience. Recently rewired, the property also features a modern bathroom, a spacious rear garden ideal for outdoor enjoyment, and a garage providing secure parking or additional storage.

Entrance Hall

Entrance hall with radiator and stairs leading to the first floor.

Lounge

18' 4" max x 11' 2" max (5.59m max x 3.40m max)
Lounge featuring carpet flooring, a double glazed window to the front, radiator, and access to the hall.

Kitchen

16' 2" max x 7' 1" max (4.93m max x 2.16m max)
Kitchen fitted with laminate flooring, wall and base units, gas hob, electric oven, wash basin, and double glazed windows to the front and side. The electricity supply is located here.

Bedroom One

12' 8" max x 11' max (3.86m max x 3.35m max)
Bedroom One with carpet flooring, double glazed window to the front, and radiator.

Walk In Wardrobe

5' 7" max x 5' 4" max (1.70m max x 1.63m max)
Walk-in wardrobe with carpet flooring, access to eaves storage, housing the boiler.

Bedroom Two

9' 9" max x 8' 8" max (2.97m max x 2.64m max)
Bedroom Two with carpet flooring, radiator, and a double glazed window to the rear.

Bedroom Three

9' 8" max x 9' 6" max (2.95m max x 2.90m max)
Bedroom Three, currently used as an office, features carpet flooring, a radiator, double glazed window to

the rear, and built-in understairs storage.

Bathroom

6' 5" max x 5' 6" max (1.96m max x 1.68m max)
Bathroom with tiled flooring, wash basin, WC, bath with shower over, and a double glazed window to the front.

Rear Garden

Rear garden with lawn, patio area, and access to a garage.



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Half Mile Lane, LEEDS

- ***GUIDE PRICE £240,000 - £250,000 ***
- Charming 3 Bedroom Bungalow in Desirable Location
- Bright & Spacious Living Areas & Modern Kitchen
- Garage & Driveway Parking For Added Convenience
- Situated Close To Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 02 Feb 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115934 - 0004

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