



**Rochester Gardens, LEEDS LS13 1PP**

**welcome to**

## **Rochester Gardens, LEEDS**

A stylish detached home on Rochester Gardens featuring three bedrooms, a conservatory, downstairs WC, garage, and driveway. Close to top schools like West Leeds Academy and Valley View Primary, with parks and nature spots including Rodley Nature Reserve just moments away.





## Property Information

Located on the sought-after Rochester Gardens, this detached home offers spacious and versatile living accommodation ideal for families. The property features a bright conservatory, three well-proportioned bedrooms, a downstairs WC, and a garage with driveway parking. Nearby amenities include excellent schools such as West Leeds Academy, Valley View Primary, Stanningley Primary, and Summerfield Primary. Outdoor enthusiasts will appreciate the proximity to Stanningley Park, Rodley Park, and the scenic Rodley Nature Reserve. This home combines comfort, convenience, and access to green spaces, making it a perfect choice for modern family living.

## Downstairs Wc

5' 7" max x 3' 4" max ( 1.70m max x 1.02m max )  
Downstairs WC comprising a double glazed window to the front, WC, and wash basin.

## Lounge

14' 5" max x 11' max ( 4.39m max x 3.35m max )  
Lounge featuring a stylish fireplace, double glazed window to the front, archway leading to the dining room, radiator, and laminate flooring.

## Dining Room

9' 4" max x 8' 2" max ( 2.84m max x 2.49m max )  
Dining room with laminate flooring and double doors opening into the conservatory.

## Kitchen

10' max x 10' max ( 3.05m max x 3.05m max )  
Kitchen fitted with wall and base units, stainless steel sink and drainer, gas hob and oven, extractor fan, tiled walls and flooring, and a double glazed window to the rear.

## Conservatory

10' 6" max x 8' 8" max ( 3.20m max x 2.64m max )  
Conservatory with tiled flooring, double glazed windows and roof, and a door leading to the rear garden.

## Landing

Landing area with access to the loft, which is part boarded and fully insulated, and an airing cupboard providing additional storage.

## Bedroom One

9' 6" max x 8' 6" max ( 2.90m max x 2.59m max )  
Bedroom One with a double glazed window to the rear, fitted wardrobes, carpeted flooring, and radiator.

## Bedroom Two

13' 7" max x 9' 7" max ( 4.14m max x 2.92m max )  
Bedroom Two with fitted wardrobes, radiator, and a double glazed window to the rear.

## Bedroom Three

10' 4" max x 9' 7" max ( 3.15m max x 2.92m max )  
Bedroom Three with carpeted flooring, radiator, storage cupboard, and a double glazed window to the front.

## Bathroom

8' 5" max x 5' 4" max ( 2.57m max x 1.63m max )  
Bathroom comprising a WC, wash basin, separate enclosed shower, bath, heated towel rail, and a double glazed window to the front.

## Rear Garden

Rear garden with a patio area, lawn, and side access.

## Parking

17' 7" max x 8' max ( 5.36m max x 2.44m max )  
Parking includes a driveway and garage equipped with boiler, electrics, and a tap point.



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## **Rochester Gardens, LEEDS**

- 3 bedrooms
- Conservatory
- Garage
- Driveway
- Downstairs WC

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116093 - 0006

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