









Spruce Garth, Leeds, LS14 6FW £300,000

Offered to the market is this stunning spacious three bedroom semi detached property located on Spruce Garth, Leeds. This property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property comprises of: entrance hall way, kitchen/diner, lounge, guest w.c, first floor landing, three bedrooms with master having a ensuite and a family bathroom. Externally the property benefits from grass laid to lawn to the rear. Garage with power and light. To the front elevation the property has a driveway providing off road parking. This property is not one to be missed please contact the office today to arrange your appointment.

## **ENTRANCE HALL WAY**

Door to the front elevation. Double glazed window to the side. Storage cupboard. Central heating radiator.

#### KITCHEN/DINER







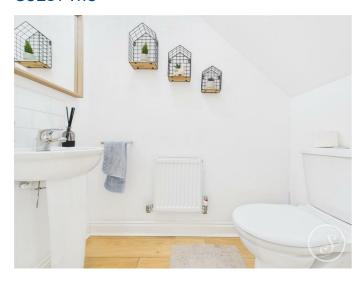
Double glazed window to the front elevation. Central heating radiator. Range of wall and base units. Integrated oven. Integrated fridge/freezer. Integrated washing machine. Gas hob with extractor fan above. Sink and drainer. Central heating radiator. Space for dining table and chairs.

## **LOUNGE**



French doors leading to the rear garden. Central heating radiators.

## **GUEST W.C**

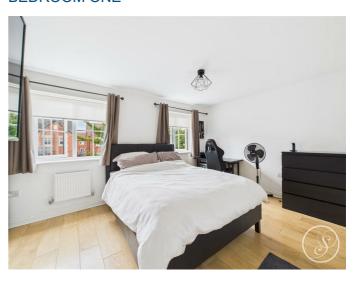


Low flush w.c. Wash hand basin. Heated towel rail.

## FIRST FLOOR LANDING

Doors off lead to bedrooms one, two, three and family bathroom. Central heating radiator. Storage cupboard.

#### **BEDROOM ONE**



Two double glazed window to the front elevation. Two central heating radiators. Door off leading to the ensuite.

#### **ENSUITE**





Low flush w.c. Wash hand basin. Shower cubicle. Heated towel rail.

## **BEDROOM TWO**







Double glazed window to the front and rear elevation. Two central heating radiators. Loft access.

## **BEDROOM THREE**





Double glazed window to the rear elevation. Central heating radiator.

# **BATHROOM**



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin. Bath with shower above. Heated towel rail.

# **EXTERNAL**











To the rear of the property is grass laid to lawn. Driveway to the front and the side elevation providing off street parking for multiple cars.

# **GARAGE**

Power and light.

## Floor Plan

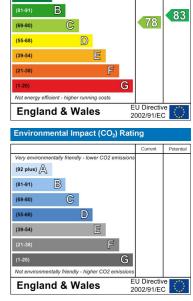


# Area Map



# **Energy Efficiency Graph**

(92 plus) A



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