



Brooklands Lane, Leeds LS14 6PZ

welcome to

Brooklands Lane, Leeds

THERES SO MUCH MORE than first meets the eye in this INCREDIBLE semi detached home! At a Guide Price of, this £190,000 - £200,000 this superb home offers fantastic living accommodation throughout and includes a master bedroom with office / dressing room, GARAGE and an IMPRESSIVE OUTBUILDING!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing and a useful storage cupboard.

Lounge Diner

Featuring a double glazed window to the front and patio doors to the rear, an inset gas fire with hearth, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with complementary work surfaces over. Includes a sink and drainer, an electric oven with an electric hob, splash back and cooker hood over. Also includes a space for a washing machine and a dryer, an integrated dishwasher, and space for a fridge freezer. Tiling to the floor and part tiled walls. Double glazed window to the rear and a double glazed window to the side. Door to the side.

First Floor Landing

With stairs rising from the ground floor and having a cupboard housing the gas central heating radiator, and an access hatch to the loft space with pull down loft ladder.

Bedroom One

Double glazed window to the front, gas central heating radiator, and a door to the dressing area.

Dressing Room / Office Space

With a double glazed window to the front.

Bedroom Two

Double glazed window to the rear, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Tiling to the walls, a heated towel rail and two double glazed windows.

Exterior

Externally the property includes a driveway and garden space to the front and side with double gated access. To the rear is an enclosed garden space with patio seating area, an extension of the driveway plus access to the garage and outbuilding.

Outbuilding

12' 5" max x 12' 5" max (3.78m max x 3.78m max)
With French doors, a window to the front and a window to the side. Also features air conditioning, and ceiling spotlights.

Garage

A detached garage with an electric door.



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Brooklands Lane, Leeds

- Guide Price £190,000 - £200,000
- Delightful Semi Detached Home
- Two Bedrooms
- Office / Dressing Room To The Master
- Well Presented Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111481 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk