



**Kingswear Crescent, LEEDS LS15 8PB**



**welcome to**

**Kingswear Crescent, LEEDS**

Semi-detached three-bedroom home featuring a spacious open-plan lounge and dining area with French-style patio doors leading to the rear garden. Enjoying well-maintained gardens to the front and rear, plus convenient off-street parking via a driveway and garage.



## **Ground Floor**

### **Lounge/Dining Room**

The open-plan lounge and dining room offers a stylish and versatile living space, featuring a cozy lounge area with a log burner fireplace and a large bay window to the front. The dining area benefits from French-style patio doors opening onto the rear garden, complemented by a central heating radiator for year-round comfort.

### **Kitchen**

The kitchen is fitted with a range of modern wall and base units, complemented by integrated appliances and stylish splashback tiles. Spotlights provide a bright, contemporary finish, while a side door offers convenient access and a rear-facing window brings in natural light.

## **First Floor**

### **Bedroom One**

Large bay window to the front, carpeted throughout, central heating radiator.

### **Bedroom Two**

Carpeted throughout, window to the rear, central heating radiator.

### **Bedroom Three**

Carpeted throughout, window to the front, central heating radiator.

### **Shower Room**

The shower room features a modern walk-in shower, wash basin, and WC, with fully tiled walls for a sleek finish. A rear-facing window provides natural light, complemented by spotlights.



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## Kingswear Crescent, LEEDS

- GUIDE PRICE £300,000-£310,000
- SEMI-DETACHED THREE-BEDROOM HOUSE
- SPACIOUS OPEN-PLAN LOUNGE AND DINING AREA
- FRENCH-STYLE PATIO DOORS TO REAR GARDEN
- CONTEMPORARY SHOWER ROOM

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111312 - 0002

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