





Lea Farm Drive,Leeds LS5 3QH

william h brown

welcome to

Lea Farm Drive, Leeds

Extended semi-detached home offering two double bedrooms, multiple reception rooms, a modern kitchen and bathroom, off-street parking and a private rear garden. Conveniently located close to local amenities, schools and transport links, making it an ideal home for first-time buyers or small families













Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
A spacious and inviting lounge featuring attractive exposed wooden floorboards. The room offers ample space for a range of seating furniture and benefits from plenty of natural light flowing through the glazed doors leading to the adjoining sun room.

Kitchen
A stylish and well-appointed kitchen fitted with a modern range of shaker-style wall and base units complemented by contrasting work surfaces and attractive tiled flooring. The kitchen offers ample storage and preparation space. A standout feature is the impressive range-style cooker with extractor hood above, making the space ideal for keen cooks. With its practical layout, generous workspace and convenient access to the adjoining utility/rear entrance area, this kitchen successfully combines functionality with modern appeal.

Sun Room
A bright and versatile sun room enjoying an abundance of natural light through large windows overlooking the garden. This attractive space provides the perfect setting for dining, entertaining or relaxing while enjoying views of the outdoors. Featuring wooden flooring and direct access from the lounge, the room creates a seamless flow between the living areas and offers ample space for a dining table and additional furnishings. A delightful addition to the home, ideal for use throughout the year.

Reception Room
A useful and versatile room positioned just off the kitchen, enjoying pleasant views over the rear garden through large windows that allow plenty of natural light to flood the space. Offering direct access to the garden, this adaptable area could be utilised as a utility room, boot room, storage area or hobby space to suit individual requirements.

Bedroom One
A spacious double bedroom enjoying a bright and airy feel, enhanced by dual aspect windows that allow plenty of natural light to flood the room. The generous proportions provide ample space for a double bed and a range of freestanding furniture, making it a comfortable and practical retreat.

Bedroom Two
A well-proportioned double bedroom offering versatile accommodation and plenty of natural light from the large rear-facing window. The room provides ample space for a double bed and a range of additional furniture, making it suitable as a guest bedroom, teenager's room or home office if required.

Bathroom
A stylish and contemporary bathroom fitted with a modern white three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal hand basin and WC. Finished with attractive wall panelling in a contemporary stone-effect design, the room offers a sleek and low-maintenance finish.

Externally
To the front of the property is a low-maintenance gravelled garden complemented by a driveway providing valuable off-street parking. The property enjoys a generous enclosed rear garden, predominantly laid to lawn, providing an excellent space for families, children and pets to enjoy. Bordered by mature hedging and fencing, the garden offers a good degree of privacy. A useful storage shed provides additional practicality.

welcome to

Lea Farm Drive, Leeds

- **GUIDE PRICE £220,000 - £230,000**
- EXTENDED SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- MULTIPLE RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM

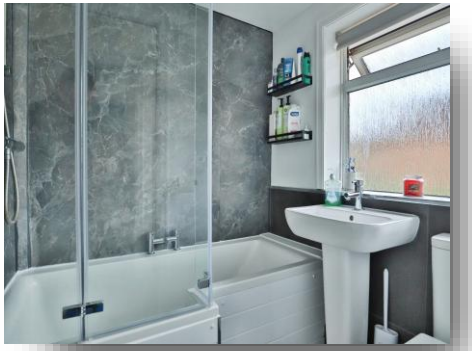
Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£220,000 - £230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA110249

The Property Ombudsman

Property Ref:
HEA110249 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

0113 278 5337

Headingley@williamhbrown.co.uk

1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.