



**Lingfield Hill, Leeds LS17 7EH**

**welcome to**

**Lingfield Hill, Leeds**

Attractive semi-detached home offering spacious living accommodation, two double bedrooms, and a useful office/study. Enjoy a large rear garden and a convenient location close to local amenities—ideal for comfortable, flexible everyday living.



### **Agents Note**

The property is of non standard construction, Levitt Cartwright, please speak with your conveyancer.

### **Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

### **Lounge**

A spacious, bright and airy room with an attractive fireplace and dual aspect windows allowing a good amount of natural light to flow through.

### **Kitchen**

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated Neff oven and spaces for all other appliances.

### **Side Porch**

A great storage space.

### **Bedroom One**

A spacious double bedroom with fitted wardrobes.

### **Bedroom Two**

A double bedroom with space for free standing furniture.

### **Office**

Perfect for someone working from home.

### **Bathroom**

Fitted with a three piece suite comprising a bath with Mira shower over, wc and hand basin.

### **Outside**

To the front of the property is a small lawn. The large rear garden is mostly laid to lawn with a paved seating area.



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## Lingfield Hill, Leeds

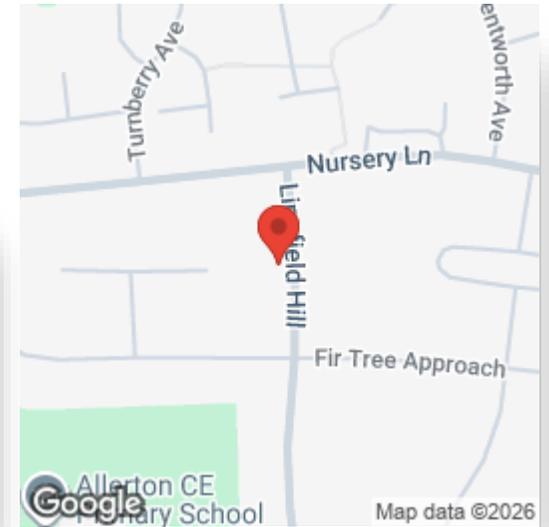
- \*\*GUIDE PRICE £225,000 - £250,000\*\*
- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- OFFICE/STUDY
- SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT107460 - 0003

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