



Birkdale Drive, Leeds LS17 7SZ

welcome to

Birkdale Drive, Leeds

A three-bedroom semi-detached home in a highly desirable area, featuring neutral décor throughout. Offers a spacious living/dining room, bright conservatory, and three well-sized bedrooms. Includes front and rear gardens, off-street parking, and a detached garage. Sold with no onward chain.



Entrance Hall

enter from the front into the hallway with an understairs storage cupboard.

Lounge

Open to the dining room, a spacious room with lots of natural light flowing through.

Dining Room

Open to the lounge with a door leading to the conservatory.

Conservatory

A great addition to this family home creating extra living accommodation with patio doors opening to the garden.

Kitchen

The kitchen offers a range of wall and base units, an integrated oven, gas hob and spaces for all appliances.

Bedroom One

A spacious double bedroom with room for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with a built in cupboard.

Bathroom

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

Outside

The front and rear gardens are laid to lawn and there is a driveway to the side providing off street parking.

Garage

A single detached garage, perfect for storage with a side access door and window to the rear.



view this property online williamhbrown.co.uk/Property/MRT107536



welcome to

Birkdale Drive, Leeds

- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- SPACIOUS LIVING/DINING ROOM
- CONSERVATORY
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT107536



Property Ref:
MRT107536 - 0005

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 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 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk