



**Lawrence Crescent, Leeds LS8 3HX**

**welcome to**

**Lawrence Crescent, Leeds**

A well-presented three-bedroom semi-detached home offering bright, spacious living throughout, including a welcoming open-plan kitchen-diner ideal for families and entertaining. The property also benefits from a driveway, garage, and both front and rear gardens.



## Lawrence Crescent

### Ground Floor

#### Porch

The porch features a double-glazed window that allows plenty of natural light to flow in, creating a bright and welcoming space with a good amount of room.

#### Hallway

The hallway features a side double-glazed window and a fitted radiator, and is finished with carpet flooring.

#### Lounge

The lounge is bright and spacious, featuring a large front bay window and a fitted radiator. The open layout allows the room to flow seamlessly into the dining area, creating an inviting and versatile living space.

#### Kitchen/ Dining Room

The kitchen-dining area is thoughtfully laid out, offering a bright, spacious and airy room. To the rear, a door provides access to the garden, complemented by double-glazed windows and an additional external side door, allowing natural light to flood the space.

The kitchen includes a range of wall and base units, integrated appliances and a built-in extractor fan. There is seating at the breakfast bar, as well as ample room for a separate dining area. Spotlights to the ceiling and a built-in cupboard add further practicality to this well-designed room.

### First Floor

#### Bedroom One

Bedroom one is a spacious double room, featuring a double-glazed window to the front and a fitted radiator. The room is finished with carpet flooring.

#### Bedroom Two

Bedroom Two is a spacious double room, featuring a double-glazed window to the rear and a fitted radiator. The room is finished with carpet flooring.

### Bedroom Three

A single bedroom positioned at the front of the property, featuring a front-facing double-glazed window, a fitted radiator, and a built-in storage cupboard.

### Bathroom

The bathroom features a rear double-glazed window and a fitted radiator. It includes a bath with an overhead shower, a toilet and a wash basin, with fully tiled walls and flooring throughout.

### External

The front of the property features enclosed double driveway gates, with a block-paved frontage and a driveway running up the side of the house. There is additional space at the front that can be used either as a garden area or for extra parking.

To the rear, the property benefits from a detached garage. A generous patio area sits directly outside the dining room doors, with the remainder of the garden mostly laid to lawn. Overall, it offers a very spacious and versatile outdoor area.



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## Lawrence Crescent, Leeds

- SEMI DETACHED
- THREE BEDROOM
- FRONT AND REAR GARDENS - SPACIOUS REAR GARDEN WITH POTENTIAL
- DRIVEWAY AND DETACHED GARAGE
- WELL PRESENTED OPEN PLAN KITCHEN/ DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



0113 248 8263



Oakwood@williambrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



[williambrown.co.uk](https://www.williambrown.co.uk)