



Ridgeway, Leeds LS8 4DD

welcome to

Ridgeway, Leeds

This three-bedroom semi-detached home offers a driveway, a single detached garage, and an enclosed rear garden. Inside, the property is spacious throughout and includes an open-plan kitchen/diner. The home is presented in ready-to-move-into condition and enjoys an excellent location.



Ridgeway Hallway

Entering the hallway from the front door, there is stairs leading to the first floor and a side double glazed window. There is convenient under-stairs storage. To the rear left of the hallway, a door provides access to the lounge, while directly ahead is the entrance to the kitchen/diner. The hallway is finished with the original wooden flooring.

Lounge

The lounge features a large double-glazed front window and a fitted radiator. It is a well sized space, open plan with the dining area to the rear, creating a bright and spacious feel. The room is finished throughout with the original wooden flooring.

Kitchen / Diner

The kitchen/diner is situated at the rear of the property and offers a bright, airy feel, enhanced by a double-glazed window and double-glazed sliding door. The kitchen provides ample wall and base units, along with generous worktop space incorporating a sink with drainer. Built-in appliances include an induction hob, extractor fan, and combi-oven - microwave and oven. The kitchen area is finished with tiled flooring, while the adjoining dining area retains its original wooden flooring.

First Floor Landing

The landing features a side double-glazed window and a loft hatch with fitted internal ladders.

Bedroom One

Bedroom One is located at the front of the property and features a large, double-glazed window. It is a generous-sized room, complete with a fitted radiator and carpet flooring.

Bedroom Two

Bedroom Two is located at the rear of the property and features a large, double-glazed window, a fitted radiator, and original wooden flooring.

Bedroom Three

Bedroom Three is located at the front of the property and features a double-glazed window, a fitted radiator, and original wooden flooring.

Bathroom

The bathroom includes a double-glazed rear window, partly tiled walls, and a fully tiled floor. It is fitted with a bath, toilet, and a vanity sink with storage, along with a walk-in shower featuring dual shower heads.

Outside

The property benefits from a front driveway with paved ground and a pebbled area. Double drive gates to the side provide access to the rear, where you will find a single detached garage. The enclosed rear garden features a partly paved grounds along with a lawn area.



view this property online williamhbrown.co.uk/Property/OAK109572



welcome to Ridgeway, Leeds

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED
- DRIVEWAY
- SINGLE DETACHED GARAGE
- ENCLOSED REAR GARDEN

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

offers over
£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109572



Property Ref:
OAK109572 - 0003

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 248 8263



Oakwood@williamhbrown.co.uk



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



williamhbrown.co.uk