



**St. Catherines Drive, Leeds LS13 2JZ**

**welcome to**

**St. Catherines Drive, Leeds**

Offered to the market with no onward chain, this is a fantastic opportunity to secure a home in a sought-after location. Solar panels (Ashaid Greene scheme).

Boiler installed 2017 (regularly serviced).



## Property Information

Situated on the highly popular St. Catherines development in Bramley, this well-presented property offers spacious accommodation, modern features, and excellent outside space—ideal for families or first-time buyers alike.

The property benefits from solar panels installed under the Ashaid Greene scheme, helping to reduce energy costs, alongside a 2017-installed boiler (regularly serviced) and an EICR dated 2017 for added peace of mind.

Internally, the home offers a generous lounge flowing seamlessly into a conservatory, providing a bright and versatile living space. The kitchen is well-equipped and practical, while upstairs there are three bedrooms and a stylish family bathroom.

Externally, the property continues to impress with a low-maintenance landscaped garden, block-paved driveway with electric gates, and a detached outbuilding complete with power and heating, making it perfect for use as a home office, gym, or hobby space.

## Entrance Hall

Upon entering the property via a PVC door, you are welcomed into the home where the accommodation flows naturally through to the main living areas.

## Lounge

The lounge is a bright and comfortable space, featuring a double glazed window to the front elevation which allows plenty of natural light to flood the room. The space is finished with carpet flooring and a central heating radiator, creating a warm and inviting atmosphere. Sliding doors to the rear of the room provide a seamless transition into the conservatory, enhancing the sense of space and offering versatility for modern living.

## Conservatory

The conservatory provides an additional reception area and enjoys pleasant views over the garden. With laminate flooring underfoot, this space is ideal for use as a dining area, sitting room, or simply a place to relax and unwind.

## Kitchen Diner

The kitchen is both practical and well-equipped, fitted with a range of units and complemented by a tiled floor. A double glazed window allows for natural light, while a PVC door provides convenient side access to the property. The kitchen includes a gas hob and electric oven, along with useful understairs storage and contemporary spotlights to the ceiling, making it a functional and stylish space.

## Landing

To the first floor, the landing offers built-in storage and is finished with carpet flooring. A double glazed window to the side elevation adds natural light, and there is access to the loft via a pull-down ladder, providing additional storage options.

## Bedroom One

Bedroom one is a well-proportioned double room offering ample storage space, with a double glazed window and radiator completing the room.

## Bedroom Two

. Bedroom two is another comfortable double bedroom, featuring a double glazed window, carpeted flooring, and a radiator.

## Bedroom Three

Bedroom three is a versatile single room, currently suited as a bedroom, nursery, or home office, and includes a double glazed window, radiator, and spotlights to the ceiling.

## External

Externally, the property continues to impress. To the front, there is a block-paved driveway providing off-street parking, secured by electric gates for added privacy and convenience.

To the rear, the garden has been designed with low maintenance in mind, featuring paved areas and artificial lawn, all enclosed by fencing to create a private outdoor space ideal for relaxing or entertaining.

## Outbuilding

A standout feature is the detached outbuilding, which benefits from both power and heating, making it perfectly suited for use as a home office, gym, or studio space.

## Solar Panels

Solar panels (Ashaid Greene scheme)



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## St. Catherines Drive, Leeds

- Spacious lounge with access to conservatory
- Electric gates to drive
- Well equipped kitchen
- Stylish bathroom with waterfall shower
- Low maintenance paved and AstroTurf garden

Tenure: Freehold EPC Rating: B

Council Tax Band: A

# £250,000



Please note the marker reflects the postcode not the actual property

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