



**Sandbed Lane, Leeds LS15 8JH**

**welcome to**

**Sandbed Lane, Leeds**

This DECEPTIVELY SPACIOUS home IS ONE YOU MUST VIEW TO APPRECIATE! It includes THREE DOUBLE BEDROOMS & THREE BATHROOMS plus a ground floor W.C, MODERN KITCHEN DINER & well presented throughout! The enclosed REAR GARDEN includes a useful SUMMERHOUSE and the DRIVEWAY provides parking for numerous cars!



### **Entrance Hall**

Having a composite entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor accommodation.

### **Living Room**

Featuring a double glazed window to the front aspect, a gas central heating radiator, and a door to the dining kitchen.

### **Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes an inset sink with drainer, an electric oven with a gas hob, matching splash back, and a cooker hood over. Also includes space for a fridge freezer, and space for a dishwasher, ceiling spotlights, tiled flooring, a gas central heating radiator and double glazed French doors leading out to the rear garden.

### **W.C**

Equipped with a low level flush w.c, a wash hand basin, heated towel rail, ceiling spotlights and tiling to the floor.

### **First Floor Landing**

With stairs rising from the ground floor and having gas central heating radiator.

### **Bedroom One**

Having a double glazed window to the front aspect, and a gas central heating radiator.

### **En-Suite**

Fitted with a walk in shower, a low level flush w.c, and a wash hand basin. Also features a heated towel rail, and part tiling.

### **Bedroom Three**

With a double glazed window to the rear, and a gas central heating radiator.

### **House Bathroom**

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Also has tiled flooring, a heated towel rail, and ceiling spotlights.

### **Second Floor Landing**

With stairs continuing from the first floor and having access to the shower room and a further double bedroom.

### **Bedroom Two**

With a roof window to the rear aspect, and a gas central heating radiator.

### **Shower Room**

Featuring tiling to all visible areas, a low level flush w.c, roof window, ceiling spotlights and a heated towel rail.

### **Exterior**

Externally the property has a double driveway to the front providing ample off street parking, while to the rear is an enclosed garden space with a patio seating area, lawn, a decked seating area and a summer house.



***view this property online*** [williamhbrown.co.uk/Property/CGT111738](http://williamhbrown.co.uk/Property/CGT111738)



welcome to

## Sandbed Lane, Leeds

- Modern Semi Detached Home
- Three Double Bedrooms
- Three Bathrooms/Shower Rooms & W.C to Ground Floor
- Well Presented Accommodation Set Over Three Floors
- Driveway for Multiple Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT111738](http://williamhbrown.co.uk/Property/CGT111738)



Property Ref:  
CGT111738 - 0006

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 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williamhbrown.co.uk](http://williamhbrown.co.uk)