



Lincombe Drive, Leeds LS8 1QL

welcome to

Lincombe Drive, Leeds

Beautifully presented three double bedroom semi-detached home arranged over three floors, featuring a stylish kitchen and bathroom, spacious lounge, fabulous conservatory and a large private rear garden. Ideally located close to Roundhay Park with excellent travel links and off-street parking.



Hallway

A welcoming and spacious hallway with useful understairs storage and stairs leading to the first floor.

Lounge

A spacious and beautifully presented lounge, finished in a modern neutral décor that creates a bright and welcoming atmosphere. The room features a stylish focal point fireplace with decorative surround, complemented by contemporary flooring throughout. A large window to the front elevation allows plenty of natural light to flow into the space, while the generous layout comfortably accommodates substantial furniture. Sliding patio doors to the rear open directly into the conservatory, creating an excellent flow between the living areas and providing an ideal space for both relaxing and entertaining.

Kitchen

A stylish and well-appointed kitchen fitted with a range of modern shaker-style wall and base units complemented by contemporary work surfaces and matching splashbacks. The kitchen incorporates an integrated oven and microwave, induction hob with stainless steel extractor hood over, inset sink with mixer tap, and space for additional appliances. A window overlooking the rear garden provides natural light, while the neutral décor and recessed lighting enhance the bright and modern feel. A useful storage cupboard offers additional practicality, and an external door provides convenient access to the side of the property.

Conservatory

A superb addition to the home, this bright and spacious conservatory provides a versatile reception area that can be used as a dining room, family room or relaxing garden room. Featuring a vaulted ceiling and an abundance of glazing, the space enjoys excellent natural light along with pleasant views over the rear garden. French doors provide direct access outside, creating a seamless connection between the indoor and outdoor spaces. Finished with modern

flooring and offering ample room for dining furniture, this is an ideal space for both everyday living and entertaining.

Landing

The area benefits from a useful built-in storage cupboard, offering excellent space for household items and helping to keep the living areas clutter-free.

Bedroom Two

A spacious double bedroom featuring a large window that fills the room with natural light and enjoys pleasant outlooks to the rear. The room offers ample space for a double bed and additional bedroom furniture.

Bedroom Three

A well-proportioned second double bedroom enjoying a bright and airy feel. The room comfortably accommodates a double bed and additional furniture, making it an ideal guest room, children's bedroom or home office if required.

Bathroom

A stylish and contemporary bathroom fitted with a modern three-piece suite comprising a panelled bath with glazed shower screen and shower over, hand basin, and WC. Finished with attractive full-height wall tiling, the room offers a fresh and modern feel.

Bedroom One

Occupying the second floor, this spacious principal bedroom offers a fantastic retreat away from the main living accommodation. Featuring a vaulted ceiling with sloping eaves, the room enjoys a characterful feel while providing ample space for a double bed and additional furniture. A Velux-style roof window allows natural light to flood the room.

Externally

The property benefits from a low-maintenance front garden and a driveway providing convenient off-street parking. To the rear, the property enjoys a generously sized enclosed garden backing onto

mature woodland, creating a pleasant and private setting. Predominantly laid to lawn, the garden is arranged over two levels with retaining walls and steps connecting the spaces. There is ample room for outdoor seating, children's play equipment or further landscaping, while the detached brick-built outbuilding provides useful additional storage. A wonderful outdoor space ideal for families, entertaining and enjoying the surrounding greenery.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lincombe Drive, Leeds

- BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- STYLISH KITCHEN & BATHROOM
- FABULOUS CONSERVATORY
- PRIVATE LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£285,000



Please note the marker reflects the postcode not the actual property

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