

Spen Lane,Leeds LS16 6JB

william h brown

welcome to

Spen Lane, Leeds

An EXCEPTIONAL semi-detached family home which has been tastefully modernised throughout whilst retaining much of its original character and charm. Offering spacious accommodation the property offers the very best in CONTEMPORARY living. Don't miss this, call us to view!













Entrance Hall
Stairs rising to first floor accommodation and access to the principal rooms.

Lounge
Beautiful bay-fronted reception room featuring a wood-burning stove, quality flooring and ample natural light.

Kitchen
Fitted with a range of wall and base units, complementary work surfaces and external access.

Dining Room
Generous dining space overlooking the rear garden through a feature bay window and French doors.

Landing
Bright landing with window to side elevation.

Bedroom One
Spacious principal bedroom with attractive bay window.

Bedroom Two
Generous double bedroom with bay window

Bedroom Three
Ideal nursery, child's bedroom, home office or dressing room.

Bathroom
Beautifully appointed modern suite comprising freestanding bath, walk-in shower enclosure with rainfall shower, vanity wash hand basin and low flush WC.

Outside Area
Lawned frontage with driveway providing off-street parking.

A particularly generous enclosed rear garden, predominantly laid to lawn with mature hedge boundaries, detached outbuildings and excellent space for family enjoyment.

Garage
Providing useful storage or secure parking.

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



view this property online williamhbrown.co.uk/Property/HFT107809



welcome to

Spen Lane, Leeds

- Beautifully Presented Semi-Detached Family Home
- Three Well-Proportioned Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Stunning Luxury Family Bathroom

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

£380,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT107809

The Property Ombudsman

Property Ref:
HFT107809 - 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

0113 258 3476

Horsforth@williamhbrown.co.uk

110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.