



Sandbed Lane, Leeds LS15 8JH

welcome to

Sandbed Lane, Leeds

BEING MODERN & WELL PRESENTED THROUGHOUT, this deceptively SPACIOUS semi detached home offers FANTASTIC living accommodation which includes THREE DOUBLE BEDROOMS, an EN-SUITE, GROUND FLOOR W.C plus a FURTHER SHOWER ROOM and a REAR GARDEN with a SUMMERHOUSE!



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.



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welcome to

Sandbed Lane, Leeds

- Modern Semi Detached Home
- Three Double Bedrooms
- Master Bedroom With En-Suite
- Accommodation Set Over Three Floors
- Ground Floor W.C

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

£300,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT111738 - 0003

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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



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



williamhbrown.co.uk