

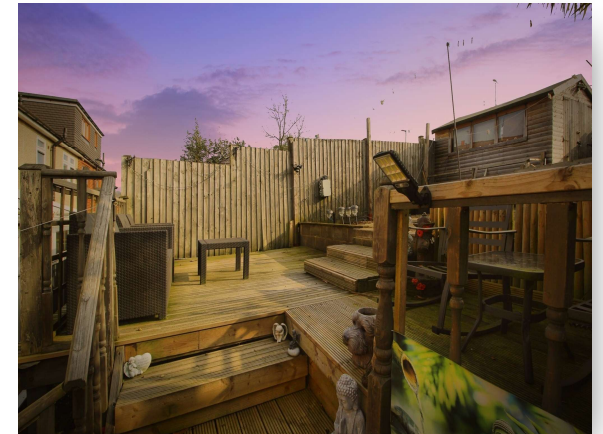


**Langley Place, Leeds LS13 1AB**

**welcome to**

**Langley Place, Leeds**

This well-proportioned three-bedroom mid-terraced home on Langley Place boasts a bright south-facing conservatory, a sleek modern shower room, and generous front and rear gardens—perfect for families and those who love outdoor living. This property offers great space, comfort, and potential.



## Property Information

This well-proportioned three-bedroom mid-terraced home on Langley Place offers a fantastic opportunity for buyers seeking space, comfort, and potential. The property features a bright and airy, south-facing conservatory, ideal for relaxing or entertaining, along with a modern shower room for added convenience. Externally, the home benefits from both front and rear gardens, providing great outdoor space for families.

### Entrance Hall

The entrance hall provides access to the front door, living room, and utility room, with stairs leading to the first floor.

### Lounge

11' 8" x 10' 7" ( 3.56m x 3.23m )

The lounge features a double-glazed front window, laminate flooring, spotlights, a radiator, a fireplace, and is open to the dining room.

### Dining Room

8' 10" x 8' 10" ( 2.69m x 2.69m )

The dining room features laminate flooring, spotlights, a radiator, and is open to the lounge.

### Kitchen

9' 6" x 8' 10" ( 2.90m x 2.69m )

The kitchen offers a double-glazed rear window, tiled flooring, spotlights, an extractor fan, an integrated oven, freestanding washing machine and dishwasher, a stainless steel sink and drainer, and a range of wall and base units with worktops over.

### Utility Room

11' 7" x 4' 7" ( 3.53m x 1.40m )

The utility room includes tiled flooring, a double-glazed front window, a composite door, and a built-in storage cupboard.

### Conservatory

10' 7" x 8' 4" ( 3.23m x 2.54m )

The conservatory is insulated and features double-glazed windows all around, double doors to the side,

laminate flooring, and a radiator.

### Landing

The landing includes built-in storage and an additional storage cupboard, offers access to all bedrooms and the shower room, and has stairs leading down to the ground floor.

### Bedroom One

12' 8" x 8' ( 3.86m x 2.44m )

Bedroom One is a large double room featuring a double-glazed front window, built-in wardrobes, and a radiator.

### Bedroom Two

12' 9" x 7' 10" ( 3.89m x 2.39m )

Bedroom Two features a double-glazed front window and laminate flooring.

### Bedroom Three

9' 8" x 8' 3" ( 2.95m x 2.51m )

Bedroom Three is a good-sized single room with vinyl flooring and a double-glazed rear window.

### Shower Room

8' 2" x 7' 7" ( 2.49m x 2.31m )

The shower room features a frosted double-glazed rear window, a heated towel rail, carpet flooring, spotlights, a walk-in shower with a glass screen, a wash basin, and a WC.

### Front Garden

The front garden features decking with a pergola, electric points under the pergola, a shed, fenced borders, and a car charger port.

### Rear Garden

The rear garden is tiered and features decking, two sheds, electric points, a patio area, fenced borders, and mature trees.

### Parking

Parking is available either to the front on-street or to

the rear on-street.

### Agents Note

This property is a non-standard construction. Please ensure you have a suitable lender - We are able to help with this.



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welcome to

## Langley Place, Leeds

- GUIDE PRICE £200,000 - £210,000
- CONSERVATORY
- SHOWER ROOM
- FRONT & REAR GARDEN
- NON-STANDARD CONSTRUCTION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

Guide Price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/PDY116614](https://www.williambrown.co.uk/Property/PDY116614)



Property Ref:  
PDY116614 - 0007

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