



**Marsett Way, Leeds LS14 2DN**

**welcome to**

**Marsett Way, Leeds**

MOVING ON UP? At a Guide Price of £270,000 - £280,000 this SUBSTANTIAL detached home simply oozes potential and includes THREE BEDROOMS as well as THREE RECEPTION ROOMS, a shower room to the GROUND FLOOR and so much more! Don't miss this, contact us to view!



### **Entrance Porch**

Having the entrance door to the front aspect, windows to the side and front aspects, and a door leading into the inner hall.

### **Inner Hall**

With stairs to the first floor landing, and a gas central heating radiator.

### **W.C**

Equipped with the w.c, shower cubicle, and a wash hand basin. Also includes a window to the front.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven and an electric hob with matching splash back, and a cooker hood over. Also includes a part tiled walls, and a window to the rear aspect.

### **Dining Room**

Featuring double doors to the third reception room, and a gas central heating radiator.

### **Lounge**

With a door from the dining room and having a window to the front aspect, a feature fire place with an inset electric fire, surround, and hearth, plus an archway leading through to the third reception room.

### **Third Reception Room**

With three windows to the rear aspect, a window to the side and a door also to the side aspect. Gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a window to the front aspect, a useful storage cupboard, and a further storage cupboard housing the gas central heating boiler.

### **Bedroom One**

With a window to the front aspect and a window to the rear, and built in storage.

### **Bedroom Two**

Window to the rear and a gas central heating radiator.

### **Bedroom Three**

Window to the front and built in storage.

### **House Bathroom**

Fitted with a three piece bathroom suite which includes a corner bath, wash hand basin, and the w.c. Also includes part tiling, an access hatch to the loft, and a window to the rear.

### **Exterior**

Set on a good size plot, this extensive property has off street parking to the front with access to the garage, while to the rear is a an enclosed garden space with a lawn and a patio seating area.

### **Garage**

A single garage with an up and over door, rear access, and plumbing.



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## Marsett Way, Leeds

- Guide Price £270,000 - £280,000
- Extensive Detached Home
- Three Reception Rooms
- Three Bedrooms
- Ground Floor Shower Room

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

guide price

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111680 - 0004

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