



Monkswood Hill, Leeds LS14 1DR

welcome to

Monkswood Hill, Leeds

DO YOU BELIEVE in love at first sight? You most definitely will once you step inside this SUPERB semi detached home! PERFECT for the young family buyer, this WELL PRESENTED property includes a CONSERVATORY, GARDENS and OFF STREET PARKING! viewing is a MUST, call us TODAY!



Ground Floor

Lounge

21' 7" MAX x 9' 6" MAX (6.58m MAX x 2.90m MAX)

Spacious lounge featuring a large front-facing window that fills the room with natural light, stylish laminate flooring throughout, and two central heating radiators for year-round comfort. Includes a convenient opening hatch to the kitchen, creating a practical and sociable layout

Kitchen

14' 7" MAX x 8' 8" MAX (4.45m MAX x 2.64m MAX)

Fully fitted kitchen with a range of wall and base units, tiled walls, and laminate flooring throughout. Includes practical understair storage and a rear-facing window providing natural light

Conservatory

10' 6" MAX x 7' 9" MAX (3.20m MAX x 2.36m MAX)

Bright conservatory with French doors opening to the rear garden, creating a seamless indoor-outdoor living space ideal for relaxation or entertaining.

First Floor

Bedroom One

9' 6" MAX x 12' 4" MAX (2.90m MAX x 3.76m MAX)

Carpeted throughout, window to the front, central heating radiator.

Bedroom Two

12' 1" MAX x 9' 1" MAX (3.68m MAX x 2.77m MAX)

Carpeted throughout, window to the rear, built in storage cupboard, central heating radiator.

Bedroom Three

8' 7" MAX x 7' 4" MAX (2.62m MAX x 2.24m MAX)

Carpeted throughout, window to the rear, central heating radiator.

Bathroom

Family bathroom incorporating a three-piece suite, including a bathtub with shower facilities, wash hand basin, and W/C. Finished with laminate flooring throughout and featuring two windows for excellent natural light



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welcome to

Monkwood Hill, Leeds

- Guide Price £210,000 - £220,000
- Semi Detached Home
- Three Bedrooms
- Conservatory
- Well Presented Throughout

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

guide price

£210,000 - £220,000



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Property Ref:
CGT111241 - 0005

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Please note the marker reflects the
postcode not the actual property



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