

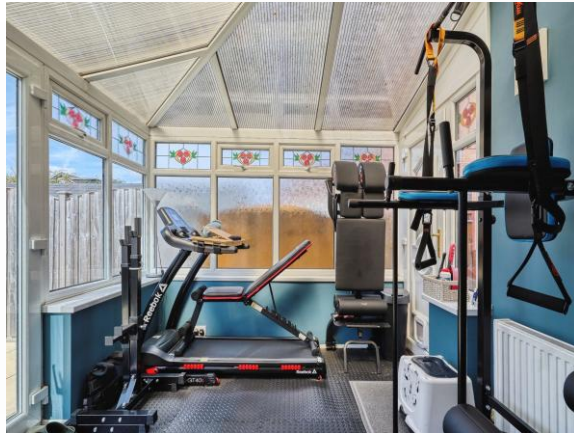


Kelmscott Lane, Leeds LS15 8JP

welcome to

Kelmscott Lane, Leeds

*** STOP SCROLLING *** YOUR SEARCH for your NEXT FAMILY HOME ends here! Offering THREE BEDROOMS, this BEAUTIFULLY PRESENTED property has everything you could need for modern living INCLUDING ample off street parking and a DELIGHTFUL garden to the rear. CALL US TO VIEW before it's too late!



Entrance Hall

Having the entrance door to the front aspect, a double glazed window to the side aspect, gas central heating radiator, under stair storage cupboard, and stairs to the first floor landing.

Dining Area

Featuring a double glazed window to the side aspect, a fire place with an electric fire, surround, and hearth, gas central heating radiator, an opening to the kitchen, and double doors leading through to the lounge.

Lounge

Double glazed bay window to the front aspect, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, a gas range style cooker with a five ring gas hob, matching splash back, and a cooker hood over. Also includes tiling to the splash areas, space and plumbing for a washing machine, and space for a free standing fridge freezer. Double glazed window to the rear, and a door leading through to the conservatory.

Conservatory

Currently used as a home gym and of UPVC construction with a brick built base, gas central heating radiator, power points, a single access door to the side, and French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side.

Bedroom One

Double glazed window to the front, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear, and a gas central heating radiator.

Bedroom Three

Double glazed window to the rear, and a gas central heating radiator.

House Bathroom

Consisting of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a heated towel rail, and a double glazed window to the front.

Loft

With stairs rising from the first floor landing and having a skylight window, gas central heating radiator, and storage to the eaves.

Exterior

Externally the property offers ample off street parking to the front with a low wall boundary, steps up to the front door, and gated access to the side of the property.

To the rear is a well maintained garden space with a patio seating area, lawn, water point and an outdoor power point.



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welcome to

Kelmscott Lane, Leeds

- Guide Price £290,000 - £300,000
- Traditional Style Semi Detached Home
- Beautifully Presented Throughout
- Three Bedrooms
- Separate Dining Area & Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£290,000 - £300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112124 - 0004

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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