Pims Property

Sales and Lettings









17 Poole Crescent, Leeds, LS15 7NB

£195,000

- Three Bedrooms
- Dual Aspect Living Space
- End Terrace
- Close to Local Amenities, Transport Links & Schools
- Modern Open Plan Kitchen Diner
- Generous Rear Garden
- Ideal for First Time Buyers

Unit 6 The Courtyards, Victoria Road, Leeds, LS14 2LB
01133204250

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A fantastic opportunity to acquire this impressive three-bedroom end-of-terrace home, ideally situated in a popular residential area. Boasting bright, versatile living spaces and an exceptionally large rear garden, this property is perfectly suited for first-time buyers, families, or investors alike.

3 1 1 C

Council Tax Band: A







Kitchen/Diner
16'11" * 15'9"
The centerpiece of the ground floor, featuring a stylish modern kitchen with ample storage, clean worktops, and space freestanding appliances. The layout offers seamless flow for dining and entertaining family and friends.

Living Room
9'10" * 16'6"
A cozy yet spacious dual-aspect lounge area bathed in natural light, offering a comfortable space to relax.

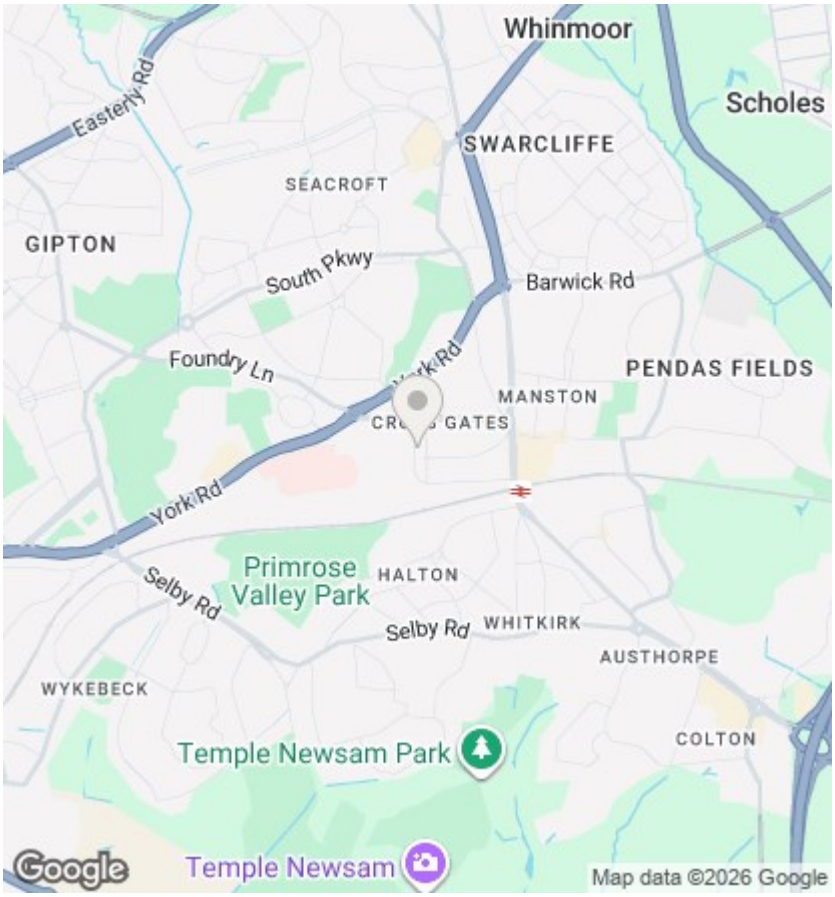
Conservatory
A lovely dual-aspect living space with floor-to-ceiling windows and garden views, offering a seamless indoor-outdoor feel and direct access to the rear patio.

Bedroom One
9'11" * 16'8"
This well-appointed double bedroom features clean lines, ample floor space, and a bright, airy feel. Designed to comfortably fit a double bed and extensive storage solutions, it serves as a versatile space that can easily accommodate freestanding or fitted wardrobes and a home office desk setup.

Bedroom Two
7'7" * 9'2"
Good-sized single bedroom featuring a double-glazed window and generous floor space for single bed setup and freestanding storage units.

Bedroom Three
6'1" * 10'7"
Positioned to offer a peaceful setting within the home, this light-filled single bedroom offers a cozy and inviting atmosphere. Perfectly suited as a nursery, toddler’s room, or study area.

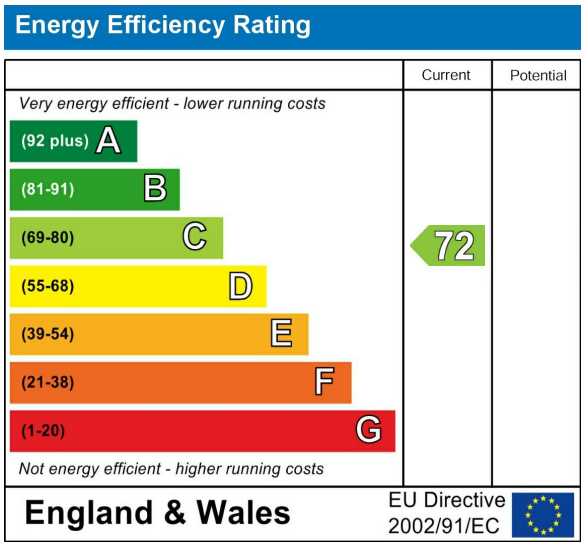
Bathroom
5'9" * 9'
A modern bathroom fitted with a clean three-piece suite, including a bath with over-head shower, basin, and WC.



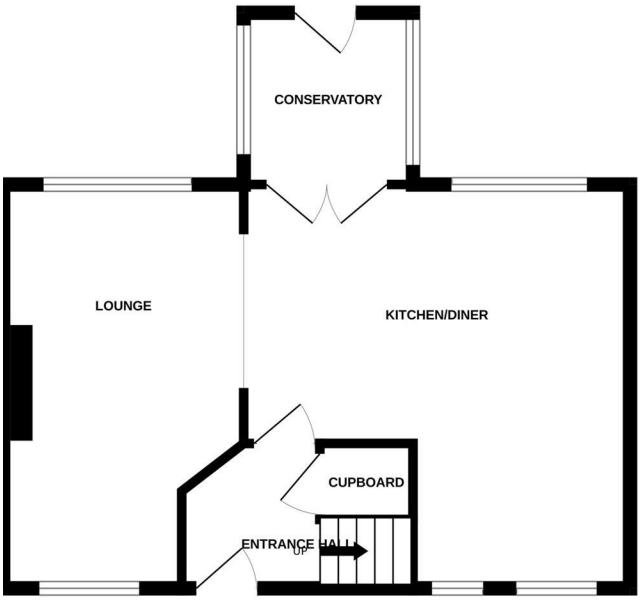
Viewings

Viewings by arrangement only. Call 01133204250 to make an appointment.

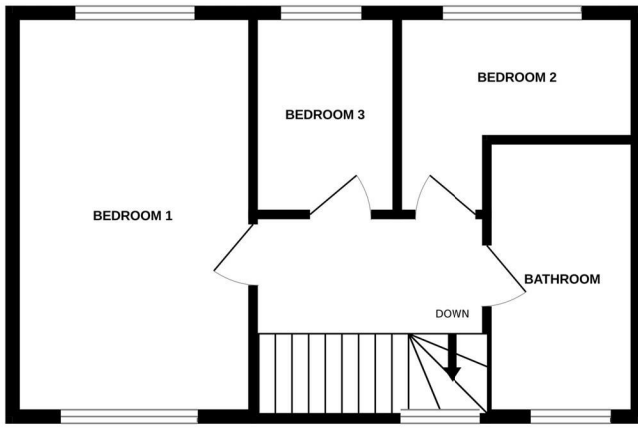
EPC Rating: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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