



Iveson Drive, Leeds LS16 6NR

welcome to

Iveson Drive, Leeds

GUIDE PRICE £220,000 - £230,000 Two double bedroom home in a popular residential area - close to local amenities, transport links and schools. The property benefits from a driveway to the front and generous enclosed rear garden.



Iveson Drive

This well-proportioned two double bedroom home is sure to appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the accommodation on offer, which briefly comprises: entrance porch, hallway, a spacious through lounge, and a fitted kitchen, off from the kitchen there is a utility room with plumbing for washing machine and useful downstairs wc on the ground floor. Upstairs, there are two generous double bedrooms, a third room ideal as a home office or nursery, and a family bathroom. There is access to the loft space which is ideal for storage.

Externally, the property benefits from a driveway providing off-street parking, a gravelled front garden with mature hedge borders, and a generous, enclosed rear garden—perfect for outdoor enjoyment and relaxation.

The home is well situated in a popular residential area close to local amenities, good transport links and good schools.

Ground Floor

Entrance Porch

Door to the front, vinyl flooring and sensor light.
Internal door opening into the hallway

Hallway

A spacious hallway with radiator and stairs to the first floor

Lounge

18' 7" x 10' 6" (5.66m x 3.20m)

A generously sized through lounge featuring windows at both the front and rear, complemented by two radiators for added comfort.

Kitchen

12' 6" x 7' 3" (3.81m x 2.21m)

A generously sized kitchen featuring a comprehensive range of wall and base units topped with sleek laminate work surfaces. The layout includes a stainless steel sink with drainer and mixer tap, a gas hob with extractor hood above, and two built-in ovens as well as a fitted dishwasher. There's ample space for a fridge freezer, a handy pantry area for additional storage, and durable vinyl flooring underfoot. A rear-facing window offers pleasant views of the garden, while a side door provides convenient outdoor access.

Utility Room / Wc

Accessed off from the kitchen is this useful utility room with plumbing for washing machine, low flush wc, wash basin and window.

First Floor

Landing

Stairs from the ground floor, useful linen closet, two windows to the side and access to the loft

Bedroom One

15' 3" x 9' 7" max (4.65m x 2.92m max)

A good sized double bedroom with radiator and window to the front

Bedroom Two

11' 4" + recess x 8' 9" (3.45m + recess x 2.67m)

A second double bedroom with integrated wardrobes, radiator and window to the side.

Office

3' 10" x 6' max over bulk (1.17m x 1.83m max over bulk)
window to the front

Bathroom

The bathroom comprises; bath with shower over and screen, low flush wc, wash basin, tiled flooring and walls, radiator and window to the side and rear.

Loft Space

10' 4" + recess x 9' 1" (3.15m + recess x 2.77m)

A great space ideal for storage with skylight window and carpet

Outside

The property boasts a gated driveway at the front, with steps to the side leading up to the main entrance. An attractive front garden, laid with gravel and bordered by hedges, offers both charm and privacy.

To the rear, gated access opens into a generously sized garden, predominantly laid to lawn. A paved patio area provides an ideal space for outdoor seating, complemented by raised flower beds and mature hedge and fence borders—creating a peaceful and fully enclosed outdoor retreat.

Agents Note

This property is of non standard construction and is 'Livett Cartwright' please speak to your mortgage advisor for more information



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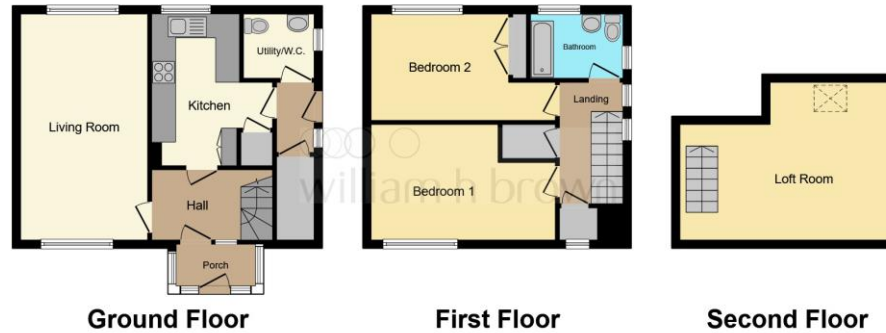


welcome to

Iveson Drive, Leeds

- *Guide Price £220,000 - £230,000*
- Two Double Bedrooms
- Driveway to Front
- Generous Enclosed Rear Garden
- Loft Space for Storage

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



guide price

£220,000 - £230,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFT107170 - 0005

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