



Montagu Gardens, LEEDS LS8 2RW

welcome to

Montagu Gardens, LEEDS

A three-bedroom semi-detached home offering fantastic benefits, including front and rear gardens, a driveway, and a detached garage. The property is spacious throughout and features an open-plan lounge and dining area, with French patio doors at the rear opening directly into the garden.



Montagu Gardens

Ground Floor

Entrance Hallway

The entrance hallway features two double-glazed windows and a fitted radiator, with tiled flooring that enhances the light and creates an inviting, airy feel.

Lounge/ Dining Area

The lounge is a generous-sized room featuring a large bay window to the front and a fitted radiator. The space flows seamlessly into the rear dining area, where double-glazed French patio doors open out to the rear garden. An additional external door to the right of the dining area also provides convenient access to the garden.

Kitchen

The kitchen features a rear double-glazed window, ample wall and base units, and an integrated hob and oven with an extractor fan above. A breakfast bar provides additional seating and a casual dining area, complemented by spotlights to the ceiling and under-counter lighting.

First Floor

Bedroom One

Bedroom One is a generous double room featuring impressive front double-glazed bay windows and a fitted radiator. Built-in wardrobes span an entire wall, providing excellent storage and maximising the usable space.

Bedroom Two

Bedroom Two is a spacious double room featuring rear double-glazed windows and a fitted radiator. The room also benefits from fitted wardrobes and a dedicated dressing area, offering excellent storage.

Bedroom Three

Bedroom Three is a well-proportioned single room featuring a front-facing double-glazed window and a fitted radiator. It also benefits from built-in cupboard space, offering practical storage.

Bathroom

The bathroom features both rear and side double-glazed windows and is finished in a modern style. It includes a bath, separate shower cubicle, toilet, and a vanity sink with under-storage. The space is completed with tiled walls and flooring, along with ceiling spotlights for a bright, contemporary feel.

External

The property offers an excellent outdoor area. To the front, there is a block-paved section and a driveway that runs along the side of the house. The front garden is partly laid to lawn and enclosed with double drive gates. At the rear, you'll find a spacious detached garage with a side access door, along with a lawned garden. The rear also benefits from a garden house, adding further versatility to the space.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Montagu Gardens, LEEDS

- GUIDE PRICE £340,000 - £350,000
- SEMI DETACHED
- THREE BEDROOM
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS

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

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109669 - 0004

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