



Forest Yard, Middleton Leeds LS10 4WN

welcome to

Forest Yard, Middleton Leeds

PERFECT FTB/YOUNG FAMILY HOME, THREE bedroom SEMI DETACHED, MODERN and WELL PRESENTED, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, ENCLOSED LAWNED GARDEN, SINGLE GARAGE.

Entrance Hall

Composite door to the front, gas central heating radiator, storage cupboard.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator.

Living Room

15' 10" x 12' 1" into bay (4.83m x 3.68m into bay)
uPVC double glazed window to the front, uPVC double glazed bay window to the side, gas central heating radiator.

Kitchen/Diner

15' 10" x 9' 7" (4.83m x 2.92m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over incorporating sink and drainer, electric oven, gas hob, space for washing machine and fridge freezer, gas central heating radiator, uPVC double glazed windows to the front and side and uPVC double glazed French doors to the side.

First Floor Landing

Access to three bedrooms and the house bathroom.

Bedroom One

11' 3" x 12' 11" (3.43m x 3.94m)
uPVC double glazed window to the front, gas central heating radiator and access to the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)
uPVC double glazed windows to the front and side, storage cupboard.

Bedroom Three

6' 9" x 7' 3" (2.06m x 2.21m)
uPVC double glazed window to the side, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, tiled walls, chrome heated towel rail.

Exterior

On street parking, single garage with up and over door and to the side is an enclosed lawned garden, perfect for the all the family to enjoy.





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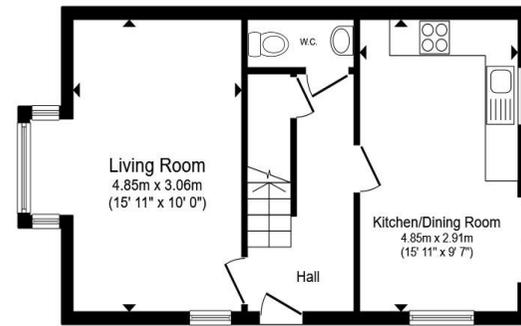
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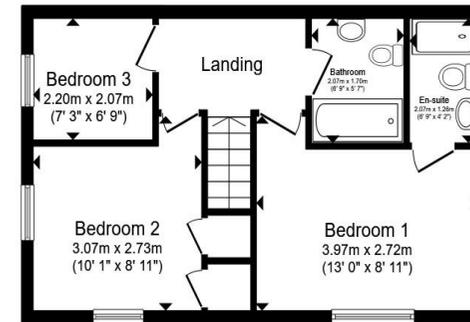
- Three bedroom semi detached accommodation
- Modern and well presented throughout
- Downstairs WC
- Enclosed lawned garden
- Single garage

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

£240,000



Ground Floor



First Floor

Total floor area 80.5 m² (866 sq.ft.) approx

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.propertybox.io



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Property Ref:
MLY111634 - 0002

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