



Lingfield Gardens, Leeds LS17 6DF

welcome to

Lingfield Gardens, Leeds

A three-bedroom semi-detached family home in a quiet cul-de-sac, close to shops, schools and transport links. The house features spacious rooms, downstairs WC, and a large sunny garden ideal for entertaining or family play. In a convenient location with no onward chain.



Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Hallway

Enter from the front into the welcoming hallway with stairs leading to the first floor.

Lounge

A spacious, bright and airy room with feature fireplace and dual aspect windows allowing a good amount of natural light to flow through.

Kitchen

The kitchen offers a good range of wall and base units with work surfaces incorporating a sink and drainer and there are spaces for all appliances. Additionally there is a useful built in understairs cupboard.

Porch

With access to the downstairs wc and storage shed.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with a built in cupboard.

Shower Room

Fitted with a shower, wc and hand basin.

Outside

Set on a corner plot there is a sizeable, well maintained garden the side and rear mostly laid to lawn.



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Lingfield Gardens, Leeds

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- SIZEABLE GARDEN
- DOWNSTAIRS WC
- SPACIOUS ROOMS

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

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107455 - 0005

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william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk