



Amberton Road, Leeds LS8 3AJ

welcome to

Amberton Road, Leeds

A well-presented semi-detached home situated in a sought-after residential area, offering spacious accommodation arranged over three floors. The property boasts a modern kitchen/diner, three generously sized bedrooms, off-street parking, and gardens to both the front and rear



Entrance Hall

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

Lounge

14' 8" Max x 11' 11" Max (4.47m Max x 3.63m Max)

A spacious bright and airy room having a feature fireplace, shelves and cupboards built into the recesses and a bay window allowing a good amount of natural light to flow through.

Kitchen/Diner

11' 4" Max x 8' 3" Max (3.45m Max x 2.51m Max)

The modern kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob and there are a range of integrated appliances. Wood flooring continues into the dining room with ample space for a table and chairs and fully glazed patio doors open up to the garden.

Bedroom Two

14' 8" Max x 13' 1" Max (4.47m Max x 3.99m Max)

A spacious double bedroom with a feature fireplace and space for free standing furniture.

Bedroom Three

8' 2" Max x 7' 4" Max (2.49m Max x 2.24m Max)

A single bedroom with space for free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath, wash hand basin and wc.

Bedroom One

15' 2" Max x 12' Max (4.62m Max x 3.66m Max)

Located on the second floor, a spacious double bedroom with space for free standing furniture and under eaves storage.

Outside

To the front of the property is a small lawn and a driveway to the side providing off street parking. To the rear a paved seating area leads off the dining room and a lawn beyond with well established trees

providing a good deal of privacy.



view this property online williamhbrown.co.uk/Property/OAK109428



welcome to

Amberton Road, Leeds

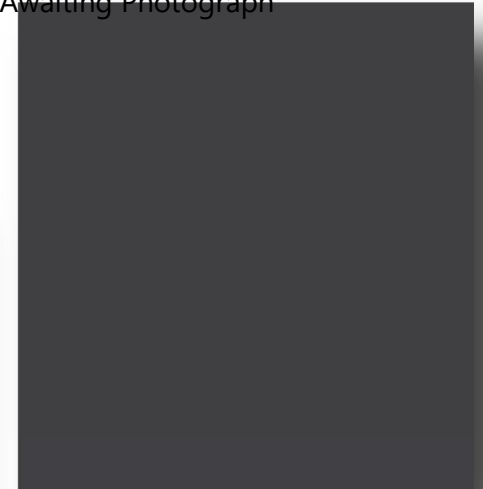
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- ARRANGED OVER THREE FLOORS
- KITCHEN/DINER
- OFF STREET PARKING

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

offers over
£240,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109428



Property Ref:
OAK109428 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk