



Monkswood Hill, Leeds LS14 1DR

welcome to

Monkswood Hill, Leeds

Well-maintained three-bedroom semi-detached home offering spacious living areas, modern finishes throughout, gardens to the front and rear with a garage providing off-street parking. Ideal for families seeking comfort and convenience in a desirable location.



Ground Floor Lounge

21' 7" MAX x 9' 6" MAX (6.58m MAX x 2.90m MAX)

Spacious lounge featuring a large front-facing window that fills the room with natural light, stylish laminate flooring throughout, and two central heating radiators for year-round comfort. Includes a convenient opening hatch to the kitchen, creating a practical and sociable layout

Kitchen

14' 7" MAX x 8' 8" MAX (4.45m MAX x 2.64m MAX)

Fully fitted kitchen with a range of wall and base units, tiled walls, and laminate flooring throughout. Includes practical understairs storage and a rear-facing window providing natural light

Conservatory

10' 6" MAX x 7' 9" MAX (3.20m MAX x 2.36m MAX)

Bright conservatory with French doors opening to the rear garden, creating a seamless indoor-outdoor living space ideal for relaxation or entertaining.

First Floor Bedroom One

9' 6" MAX x 12' 4" MAX (2.90m MAX x 3.76m MAX)

Carpeted throughout, window to the front, central heating radiator.

Bedroom Two

12' 1" MAX x 9' 1" MAX (3.68m MAX x 2.77m MAX)

Carpeted throughout, window to the rear, built in storage cupboard, central heating radiator.

Bedroom Three

8' 7" MAX x 7' 4" MAX (2.62m MAX x 2.24m MAX)

Carpeted throughout, window to the rear, central heating radiator.

Bathroom

Family bathroom incorporating a three-piece suite, including a bathtub with shower facilities, wash hand basin, and W/C. Finished with laminate flooring throughout and featuring two windows for excellent natural light



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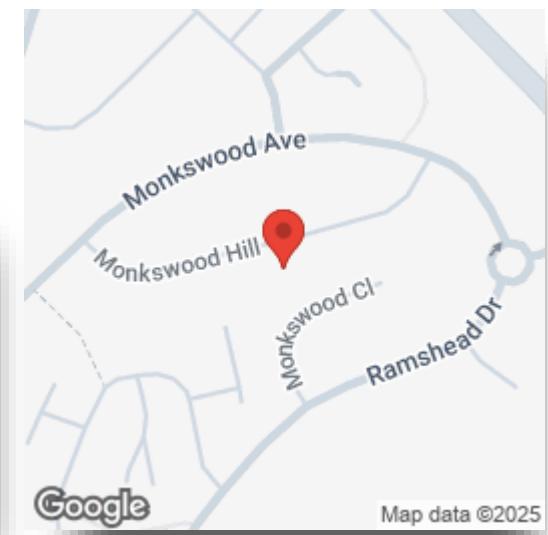
- GUIDE PRICE £210,000-£220,000
- SEMI-DETACHED HOME
- THREE-BEDROOM
- TWO RECEPTION ROOMS
- WELL MAINTAINED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£210,000



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Property Ref:
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