



Monkswood Hill, Leeds LS14 1DR

welcome to

Monkwood 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



view this property online williamhbrown.co.uk/Property/CGT111241



welcome to

Monkwood Hill, Leeds

- 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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111241



Property Ref:
CGT111241 - 0002

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 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk