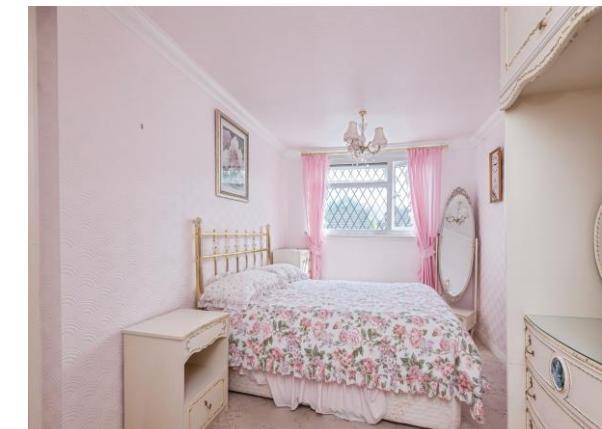


Sunningdale Drive, Leeds LS17 7SH

welcome to

Sunningdale Drive, Leeds

This well-maintained semi-detached home is situated in a highly sought-after location and offers excellent potential. The property boasts a spacious lounge and dining area, three good sized bedrooms, and gardens to three sides. Additional features include a private driveway and a detached garage.



Entrance Hall

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

Lounge

13' 6" Max x 12' 5" Max (4.11m Max x 3.78m Max)

Open to the dining room and having a useful understairs cupboard, perfect for coats and there is a feature fireplace and coving.

Dining Room

10' 5" Max x 8' 3" Max (3.17m Max x 2.51m Max)

A separate dining room open to the lounge and having fully glazed sliding doors leading out to the garden.

Kitchen

11' 2" Max x 6' 9" Max (3.40m Max x 2.06m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer.

There is an integrated double oven and spaces for further appliances. A door to the rear leads to the porch.

Rear Porch

A great space for coats and shoes.

Bedroom One

15' Max x 8' 8" Max (4.57m Max x 2.64m Max)

A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Two

8' 11" Max x 8' 2" Max (2.72m Max x 2.49m Max)

A good size bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

10' Max x 6' 7" Max (3.05m Max x 2.01m Max)

A good size bedroom positioned to the front elevation with storage over the bulkhead.

Bathroom

With tiled walls, fitted with a three piece suite comprising of a bath with a bath with shower over,

wash hand basin and wc.

Outside

Set on a corner plot with well maintained gardens to three sides, mostly laid to lawn with well manicured hedge borders providing a good deal of privacy.

Parking/Garage

To the rear is a driveway providing off street parking and leading to a single detached garage, perfect for storage or secure parking.



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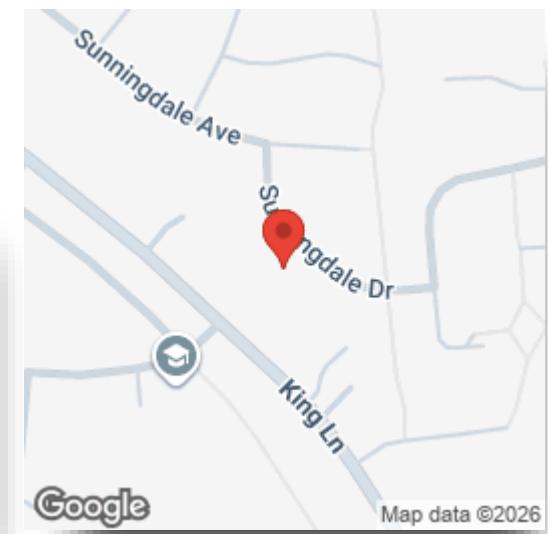
Sunningdale Drive, Leeds

- Semi Detached House
- Corner Plot With Gardens To Three Sides
- Driveway & Detached Garage
- Desirable Location
- Three Bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£325,000



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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.



Property Ref:
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