



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 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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welcome to

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107046 - 0015

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