



Elm Drive, LEEDS LS14 6FQ

welcome to

Elm Drive, LEEDS

Are you looking for an EXCEPTIONAL family home that's READY TO MOVE IN TO? At a Guide Price of £350,000 - £375,000 this IMMACULATE home on Elm Drive is the perfect place to PLANT SOME ROOTS! From its FOUR DOUBLE BEDROOMS, through the MODERN KITCHEN and FANTASTIC rear garden, this is a MUST SEE !



Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

W.C

Equipped with a low level flush w.c, a wash hand basin, and a gas central heating radiator.

Dining Room

With a double glazed window to the front aspect, and a gas central heating radiator.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, matching splash back, and a cooker hood over. Also has a gas central heating radiator, a double glazed window to the rear and a door to the side.

Lounge

With double glazed French doors leading out to the rear garden, and a double glazed window also to the rear, fitted wall mounted units, and two gas central heating radiators.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator and an access hatch to the loft.

Bedroom One

With a double glazed window to the front, gas central heating radiator, and a door to the ensuite.

En-Suite

Equipped with a walk in shower cubicle, wash hand basin, and a low level flush w.c. Gas central heating radiator, and a double glazed window to the front.

Bedroom Two

Double glazed window to the rear, gas central heating radiator, and fitted wardrobes.

Bedroom Three

Double glazed window to the rear, gas central heating radiator, and fitted wardrobe.

Bedroom Four

Double glazed window to the front aspect, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and the low level flush w.c. Also has a gas central heating radiator, and a double glazed window to the rear.

Exterior

Externally this detached home has a lawned garden to the front with some mature shrubbery, and a double driveway giving access to the integral garage.

To the rear is a well maintained, enclosed garden space which features a patio seating area, lawn, and some mature planting.

Garage

A single garage with an up and over door, power, and lighting.



view this property online williamhbrown.co.uk/Property/CGT110502

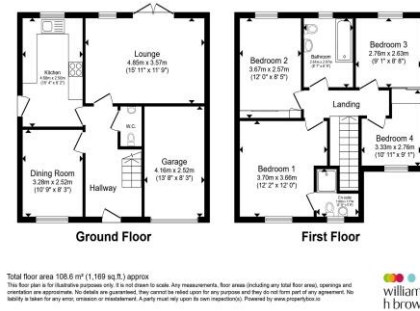


welcome to Elm Drive, LEEDS

- Guide Price £350,000 - £375,000
- Impeccable Detached Home
- Four Double Bedrooms
- Two Reception Rooms
- Beautifully Presented Throughout

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

guide price
£350,000



view this property online williamhbrown.co.uk/Property/CGT110502

Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT110502 - 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