



Primley Park Lane, Leeds LS17 7LS

welcome to

Primley Park Lane, Leeds

A beautifully presented and spacious semi-detached home offering three well-proportioned bedrooms, multiple reception rooms, and a bright conservatory. With front and rear gardens, driveway, detached garage, and a desirable location, this property is ideal for family living.



Entrance Hall

Enter from the front into the welcoming hallway with access to the downstairs wc and stairs leading to the first floor.

Downstairs Wc

Always useful to have in a busy family home with a wc and hand basin.

Lounge

A bright and airy room with an attractive fireplace and bay window to the front allowing a good amount of natural light to flow through.

Dining Room

A beautiful room perfect for more formal dining and entertaining with fully glazed double doors leading into the conservatory.

Kitchen

The kitchen offers a good range of wall and base units with complimenting work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for other appliances.

Utility Room

Conveniently located off the kitchen with spaces for appliances.

Conservatory

A fabulous addition to this family home creating extra living accommodation with glazing to three sides and patio doors opening to the garden.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

Fully tiled and fitted with a three piece suite comprising a bath, shower cubicle and hand basin with storage below.

Wc

Fitted with a wc and hand basin.

Outside

To the front of the property there is a pebbled garden planted with well established shrubs and space for flowerpots. A driveway extends down the side providing off street parking for multiple vehicles. The rear garden has a well maintained lawn with mature shrubs and trees with a paved seating area leading off the conservatory.

Garage

A single detached garage, perfect for storage with a side access door.



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welcome to

Primley Park Lane, Leeds

- **GUIDE PRICE £400,000 - £425,000**
- SPACIOUS SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- MULTIPLE RECEPTION ROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107481 - 0002

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