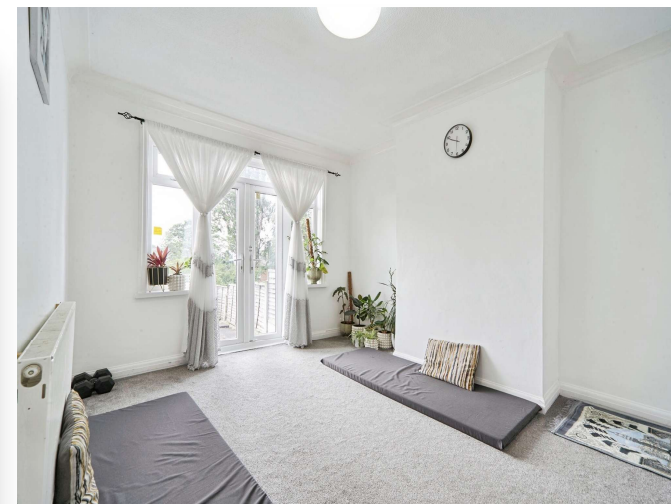




Arlington Road, Leeds LS8 2RU

welcome to

Arlington Road, Leeds

A well-presented three-bedroom semi-detached home offering an excellent family living environment. The property includes both front and rear gardens, each a good size, along with a driveway providing off-street parking. A great all-round home offering excellent outdoor space and practicality.



Arlington Road

Ground Floor

Porch

The porch features a door double-glazed windows and provides a useful additional space within the property.

Entrance Hallway

A bright space featuring two double-glazed windows, a large fitted radiator, and carpeted flooring.

Lounge

Large, beautiful bay windows to the front of the room fill the space with a bright, open and airy feel. The room also includes a large fitted radiator, carpet flooring, and ceiling coving, creating a good-sized and well-presented lounge.

Dining Room

Situated at the rear, this spacious dining room offers versatility for a variety of uses. It features double-glazed windows and double patio doors opening onto the rear garden. The room is a good size and includes ceiling coving, a fitted radiator, and carpet flooring.

Kitchen

Featuring double-glazed rear windows and a side external door, the kitchen offers a practical layout with a range of wall and base units, space for both under-counter and freestanding appliances, a sink with drainer, and a fitted extractor fan.

First Floor

Bedroom One

A spacious double bedroom featuring large, beautifully styled double-glazed bay windows to the front, along with a fitted radiator.

Bedroom Two

A double bedroom featuring a rear double-glazed window and a fitted radiator, finished with carpet flooring.

Bedroom Three

A single bedroom with a front double-glazed window and a fitted radiator, finished with carpet flooring.

Bathroom

Featuring a rear double-glazed window, the bathroom includes a bath with overhead shower, wash basin and toilet, and benefits from fully tiled walls.

Utility

A great additional space within the property, featuring a side double-glazed window, partly tiled walls, and fitted shelving.

External

The front of the property features double drive gates and a brick wall. The double gates provide access to the driveway. The front and side areas are mainly laid to concrete with a lawned section to the front. The rear garden is a good size, offering a large patio area with the remainder laid to lawn, along with a garden shed. The rear of the property also offers excellent potential for a future extension (STPP), giving buyers the opportunity to further enhance the living space.

Agency Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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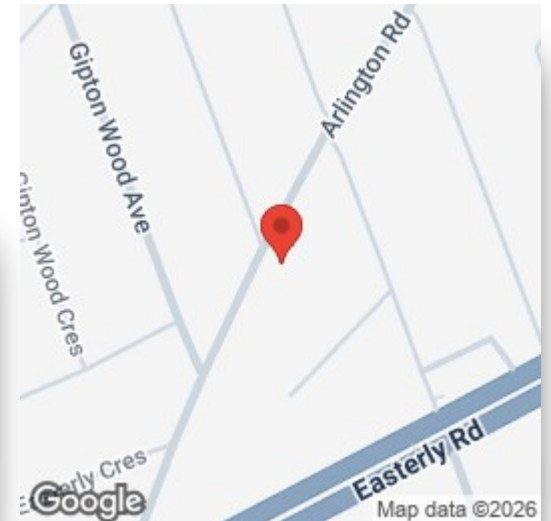
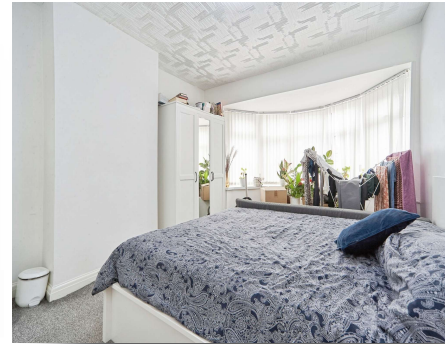
- SEMI DETACHED
- THREE BEDROOM
- FRONT AND REAR GARDENS BOTH GOOD SIZE
- DRIVEWAY PROVIDING OFF STREET PARKING
- GREAT LOCATION WITH AMENITIES AND SCHOOLS
IN EASY REACH

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£310,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109672 - 0005

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.



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