



Bedford Gardens, Leeds LS16 6DH

welcome to

Bedford Gardens, Leeds

No onward chain. Spacious three-bedroom semi-detached home in a popular location, featuring a through lounge/diner, fitted kitchen, and French doors to the garden. With a private, generous rear garden, this property is perfect for a range of buyers—early viewing recommended!



Auctioneer's Comments

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Bedford Gardens

Offered with no onward chain, this spacious three-bedroom semi-detached home is situated in a popular residential area, close to local amenities, well-regarded schools, and excellent transport links. Sure to appeal to a wide range of buyers, early viewing is highly recommended.

The accommodation briefly comprises an entrance hallway, fitted kitchen, and a generous through lounge/diner with French doors to the rear. To the first floor are two double bedrooms, a single bedroom, and a wet room.

Externally, the property benefits from a well-maintained front garden with a gated pathway leading to the entrance and along the side. The rear garden is a real standout feature—generous in size, private, and enclosed, offering a fantastic outdoor space.

Ground Floor

Entrance Hallway

An external composite door opens in the hallway with radiator and stairs leading to the first floor.

Through Lounge / Diner

A spacious through lounge/diner featuring a stone fireplace with inset electric fire and character alcoves, creating a central focal point. With a radiator, front-facing window and French doors opening onto the rear garden, the room offers plenty of natural light and ample space for both living and dining areas.

Kitchen

The fitted kitchen comprises a range of wall and base units with laminate work surfaces over, incorporating a sink unit and tiled splashbacks. There is space for a freestanding fridge freezer and cooker, along with plumbing for a washing machine. A door to the side provides access, while a rear window overlooks the garden.

First Floor

Landing

with stairs from the ground floor and window to the side

Bedroom One

A good sized double bedroom with radiator and window to the front

Bedroom Two

A second double bedroom with storage cupboard housing the boiler, radiator and window to the rear with views over the garden

Bedroom Three

A good sized single bedroom with storage cupboard over the bulkhead and window to the front

Wet Room

Fitted within the last 5 years is the wet room providing a shower with safety seating and hand rails, low flush wc, wash basin and window.

Outside

A mature hedge borders the front and side of the property, with a metal gate opening onto steps and a pathway leading to the front door.

A further gate provides access to the side of the property and the rear garden. The front garden is well stocked and attractively maintained, offering excellent kerb appeal with a lawn and established borders.

The rear garden is a real highlight, generous in size and offering a great deal of privacy. Immediately to the rear is a concrete seating area, accessed via French doors from the lounge, ideal for outdoor entertaining.

A timber pergola leads through to the main garden, which is predominantly laid to lawn with fenced boundaries and mature trees providing screening. Additional features include a greenhouse and a useful brick outhouse for storage.



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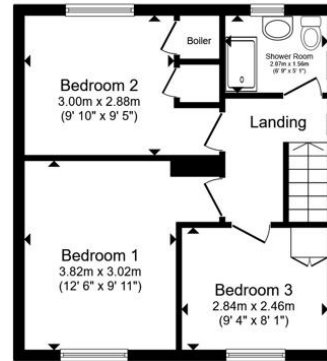
Bedford Gardens, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three-bedroom semi-detached home

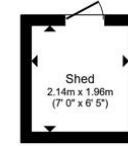
Tenure: Freehold EPC Rating: D
Council Tax Band: B



Ground Floor



First Floor



Outbuilding

guide price

£180,000

Total floor area 85.3 m² (918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HFT107598 - 0004

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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk