



**Sark Court, LEEDS LS14 1FU**

**welcome to**

**Sark Court, LEEDS**

PRACTICAL & PERFECT in every way, this MODERN HOME is beautifully presented throughout and offers FANTASTIC living accommodation which includes TWO DOUBLE BEDROOMS, and a GROUND FLOOR W.C. Ready to move in to, this much loved property includes OFF STREET PARKING plus an ENCLOSED rear garden!



### **Entrance Hall**

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

### **W.C**

A ground floor w.c featuring a wash hand basin and low level flush w.c. Also includes a gas central heating radiator and an extractor fan.

### **Kitchen**

A modern and stylish kitchen having a range of both wall and base units with work surfaces over. Includes an eye level double oven of which, one is also a microwave, plus an induction hob with matching splash back and a cooker hood unit over. Also includes an integrated dish washer, washing machine, and an integrated fridge freezer. Also features under cupboard lighting and spotlights to the plinths, and a stainless steel sink and drainer. Double glazed window to the front and a gas central heating radiator.

### **Lounge**

Having double glazed French doors leading out to the rear garden, and a gas central heating radiator.

### **Bedroom One**

Having two double glazed windows to the rear aspect, a gas central heating radiator and fitted wardrobes.

### **Bedroom Two**

Two double glazed windows to the front, built in storage, and a gas central heating radiator.

### **House Bathroom**

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also has tiling to all visible areas, and a heated towel rail.

### **Exterior**

Externally the property has a buffer garden to the front with some mature plants and shrubbery, and pathway to the front door. EV charging point.

To the rear is an enclosed garden space with a two patio seating areas, and a lawn. Also includes a block paved off street parking to the front.



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welcome to

## Sark Court, LEEDS

- Modern Semi Detached Home
- Two Double Bedrooms
- Beautifully Presented Throughout
- Ready To Move In To
- Ground Floor W.C

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

**£295,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111854 - 0003

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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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