



Kentmere Approach, Leeds LS14 1JP

welcome to

Kentmere Approach, Leeds

PREPARE TO FALL IN LOVE with this EXCEPTIONAL home! Offering THREE BEDROOMS and MODERN open plan living, this BEAUTIFUL property is IDEAL for the young family buyer and includes OFF STREET PARKING and a SUPERB enclosed rear garden! Viewing is a MUST!



Entrance Hall

Having the entrance door to the front aspect, and stairs to the first floor landing.

Lounge / Kitchen / Diner

An open plan living space featuring a lounge area with a double glazed window to the front aspect, and a gas central heating radiator.

The dining kitchen comprises a range of both wall and base units with work surfaces over. Includes a sink and drainer with mixer tap, an electric oven with an electric hob, matching splash back and a cooker hood unit over. Also includes a double glazed window to the rear aspect and a gas central heating radiator.

Utility Room

Having storage cupboards, and space for both a washing machine and a dryer. Door the ground floor w.c and a door to the rear garden.

Ground Floor W.C

Equipped with the w.c, a wash hand basin, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a useful storage cupboard housing the gas central heating boiler.

Bedroom One

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

Bedroom Two

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

Double glazed window to the front aspect, a built in storage cupboard 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 w.c. Part tiling, a gas central heating radiator, and a double glazed window to the rear.

Exterior

Externally the property has a buffer garden to the front with a pathway and steps to the front door, plus access to the tandem driveway. To the rear is a substantial enclosed garden space with a patio seating area, and a raised lawn.



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welcome to

Kentmere Approach, Leeds

- Modern Semi Detached Home
- Three Bedrooms
- Ground Floor W.C
- Open Plan Living
- Separate Utility Room

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

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111621 - 0002

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