

Laburnum Gardens,Seacroft Leeds LS14 6WU

william h brown

welcome to

Laburnum Gardens, Seacroft Leeds

NO DIY SKILLS? NO PROBLEM! This EXQUISITE semi detached family home offers well proportioned living accommodation set over THREE FLOORS and is in TURN KEY condition. Set on an ENVIABLE CORNER PLOT, this impressive home is just waiting for you to view!













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

Utility
Featuring a double glazed window to the front aspect, a wash hand basin, plumbing for a washing machine and space for a dryer..

Kitchen Diner
Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Fitted in 2025, this Wren kitchen includes a sink and drainer with mixer tap, an electric oven with a gas hob, splash back and a cooker hood over. Also features an integrated microwave, dishwasher and fridge freezer, plus a cupboard housing the gas central heating boiler. Gas central heating radiator and a double glazed window to the front aspect.

Lounge
With French doors leading out to the rear garden, an under stair storage cupboard, and a gas central heating radiator.

First Floor Landing
With stairs rising from the ground floor and having a built in storage cupboard, and gas central heating radiator.

Bedroom Two
With a double glazed window to the rear and a gas central heating radiator.

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

House Bathroom
Consisting of a three piece bathroom suite which includes a bath with an electric shower over, a wash hand basin and a low level flush w.c. Also has a heated towel rail and a double glazed window to the side.

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

Second Floor Master Suite
A master bedroom having a double glazed window to the front aspect, fitted wardrobes, a gas central heating radiator and thermostat. Door to the en-suite facilities.

En-Suite
Equipped with a shower, a wash hand basin, a w.c and built in storage.

Exterior
Occupying an enviable corner plot this modern family home overlooks the park and has a lawned garden to both the front and side, while the rear garden provides a patio seating area, a tarmac drive with an EV point, and double gated access.

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Laburnum Gardens, Seacroft Leeds

- Modern & Contemporary Semi Detached Home
- Three Good Size Bedrooms
- Additional Office Area
- Accommodation Over Three Floors
- En-Suite To The Top Floor Master Suite

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

offers over

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112391

The Property Ombudsman

Property Ref:
CGT112391 - 0004

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