



**Bodmin Crescent, Leeds LS10 4NE**

**welcome to**

## **Bodmin Crescent, Leeds**

PERFECT FTB/YOUNG FAMILY HOME, WELL PRESENTED throughout, SPACIOUS KITCHEN and LIVING/DINING ROOM, MODERN FOUR PIECE HOUSE BATHROOM, THREE FIRST FLOOR BEDROOMS and a SPACIOUS LOFT ROOM. ENCLOSED GARDENS to both front and rear. Good access to motorway links.

### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, storage space, stairs leading to the first floor landing and door leading into the kitchen.

### **Kitchen**

18' 2" x 9' 4" ( 5.54m x 2.84m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer, integrated microwave, electric oven, gas hob, space for a fridge freezer and washing machine, tiled floor, storage cupboard, gas central heating radiator and uPVC double glazed French doors leading out to the rear garden. Door leading into the living room.

### **Living/Dining Room**

22' 2" x 10' 7" ( 6.76m x 3.23m )

uPVC double glazed window to the front, two gas central heating radiators, uPVC double glazed patio sliding doors to the rear.

### **First Floor Landing**

Storage cupboard, access to all three bedrooms and the house bathroom.

### **Bedroom One**

10' 11" x 10' 8" ( 3.33m x 3.25m )

uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

11' x 11' 6" ( 3.35m x 3.51m )

uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

10' 11" x 6' 1" MAX ( 3.33m x 1.85m MAX )

uPVC double glazed window to the front, gas central

heating radiator, storage cupboard, stairs leading up to the loft room.

### **House Bathroom**

A fabulous modern four piece bathroom suite comprising of a shower cubicle, corner bath with taps, low level flush WC, wash hand basin, heated towel rail, tiled walls and floor to all visible areas, uPVC double glazed window to the rear.

### **Loft Room**

14' 3" x 19' 7" ( 4.34m x 5.97m )

Two Velux double glazed skylights, eaves storage.

### **Exterior**

Enclosed lawned garden to the front with a pathway leading to the front door and to the rear is an easy to maintain enclosed garden with artificial grass and a decked area, perfect for seating.





***view this property online*** [williamhbrown.co.uk/Property/MLY111493](http://williamhbrown.co.uk/Property/MLY111493)



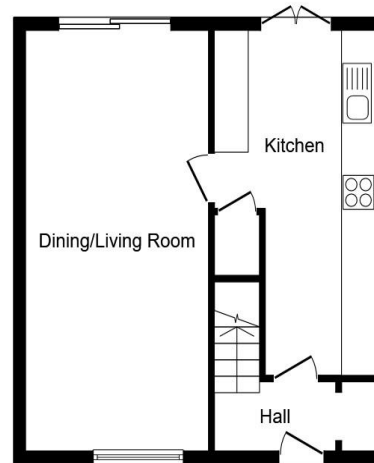
welcome to

## Bodmin Crescent, Leeds

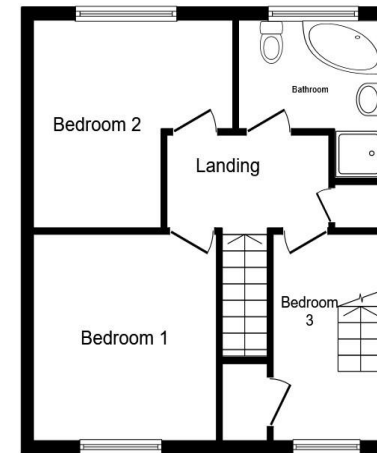
- Three bedroom end terrace accommodation
- Perfect FTB/young family home
- Enclosed gardens
- Spacious loft room
- Good access to motorway links

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

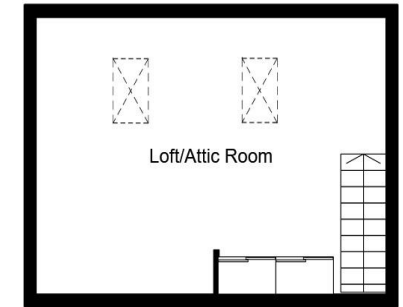
**£175,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 111.5 m<sup>2</sup> (1,201 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](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/MLY111493](http://williamhbrown.co.uk/Property/MLY111493)



Property Ref:  
MLY111493 - 0004

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.



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West  
Yorkshire, LS27 9BP



[williamhbrown.co.uk](http://williamhbrown.co.uk)