



**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

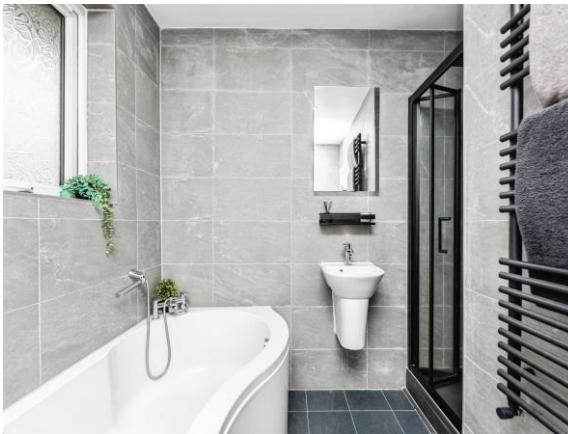
14' 3" x 19' 7" ( 4.34m x 5.97m )

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.





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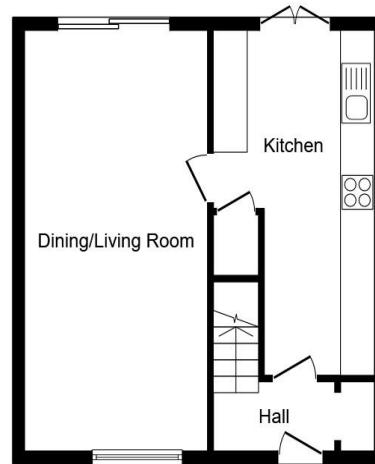
## Bodmin Crescent, Leeds

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

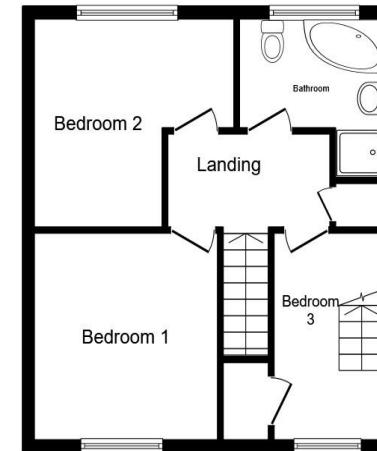
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

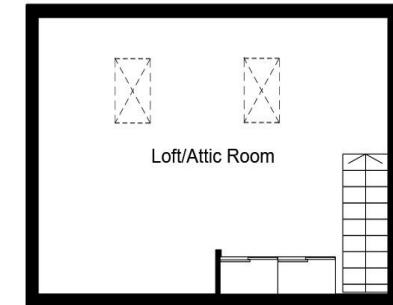
**£175,000**



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)



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Property Ref:  
MLY111493 - 0004

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