



**Ring Road, Middleton Leeds LS10 4AX**

william  
h brown

welcome to

## Ring Road, Middleton Leeds

THREE bedroom DETACHED FAMILY HOME, SPACIOUS DRIVEWAY, EASY TO MAINTAIN PAVED REAR GARDEN, LOUNGE, MODERN FITTED KITCHEN, BASEMENT UTILITY ROOM, CONSERVATORY, HOUSE BATHROOM. GOOD access to MOTORWAY LINKS.

### Entrance Hall

Wooden door to the front, gas central heating radiator, stairs leading to the first floor landing, door leading into the living room and open access through to the kitchen/diner.

### Living Room

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

### Kitchen/Diner

Has a fully fitted modern kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for an oven, fitted extractor fan, gas central heating radiator, uPVC double glazed window to the rear, uPVC double glazed French doors leading into the conservatory. Stairs leading to the basement utility room.

### Conservatory

uPVC double glazed windows, uPVC double glazed door to the side and uPVC double glazed French doors to the rear.

### Basement Utility Room

Gas central heating boiler, space for a washing machine, fridge and fridge freezer.

### First Floor Landing

uPVC double glazed window to the side, loft access. Access to all three bedrooms and the house bathroom.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### House Bathroom

A four piece bathroom suite comprising of a bath with taps, shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, fully tiled walls to all visible areas, uPVC double glazed window to the rear.

### Exterior

Block paved driveway to the front and side with electric gates and to the rear is an enclosed block paved garden with wall boundaries and gated access.





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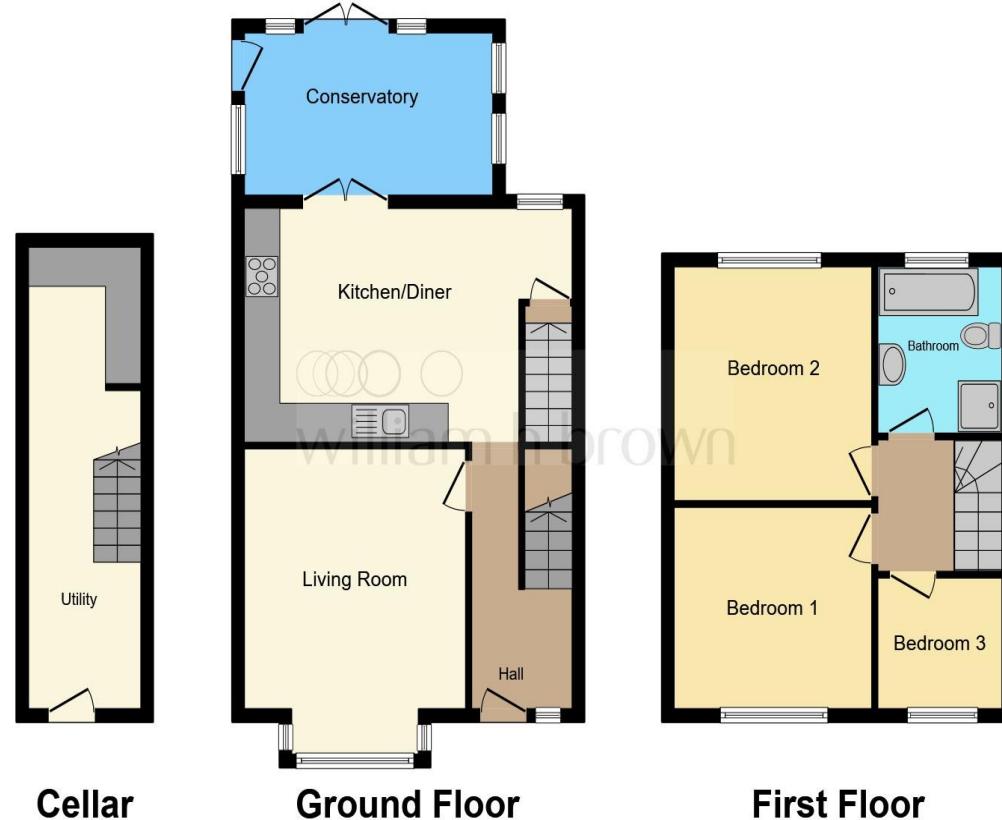
## Ring Road, Middleton Leeds

- Three bedroom detached family home
- Spacious driveway
- Easy to maintain paved rear garden
- Modern fitted kitchen/diner
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£300,000**



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.focalagent.com](http://www.focalagent.com)

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