



**Amberton Road, Leeds LS8 3LN**

**welcome to**

**Amberton Road, Leeds**

Discover this spacious 3-bedroom home on Amberton Road, perfect for families or individuals. With a modern kitchen, welcoming living room, and close proximity to local amenities, this property is a must-see!



## **Ground Floor**

### **Entrance Hallway**

Door to front and stairs up to the first floor.

### **Lounge**

12' 5" x 14' 4" ( 3.78m x 4.37m )

Bright and airy lounge with neutral decor, laminate flooring, radiator, useful understairs storage and window to the front.

### **Kitchen**

15' 8" x 11' 4" ( 4.78m x 3.45m )

The kitchen comprises of a range of wall and base units with complimentary work surfaces over, inset sink with mixer tap. Oven and gas hob, plumbing for washing machine, space for fridge freezer, two windows and door to the rear. Ample space for dining table.

## **First Floor**

### **Landing**

Stairs from ground floor.

### **Bedroom 1**

10' 8" x 11' 2" ( 3.25m x 3.40m )

A good size double bedroom with radiator and window to the front.

### **Bedroom 2**

11' 6" x 10' 3" ( 3.51m x 3.12m )

Useful built in wardrobes, radiator and window to the rear.

### **Bedroom 3**

7' 7" x 6' 3" ( 2.31m x 1.91m )

Radiator and window to the front.

### **Bathroom**

The bathroom comprises: bath with shower over, WC, vanity wash basin, part-tiled walls, radiator and window to the rear.

### **Outside**

To the front of the property there is a garden laid with gravel and hedge and walled borders. To the

rear is a good sized garden which is paved for low maintenance with fenced borders.



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welcome to

## Amberton Road, Leeds

- 3-bedroom property
- Low maintenance gardens
- Modern kitchen
- Popular residential area
- Spacious accommodation

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

offers over

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109098 - 0006

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