



**Deanswood Place, Leeds LS17 5JJ**

**welcome to**

**Deanswood Place, Leeds**

Extended semi-detached home offering four well-sized bedrooms, including a ground floor bedroom with en suite. Features two reception rooms, two bathrooms, and a guest WC. Benefits from front and rear gardens, a detached garage, and a convenient location ideal for families.



### **Agents Note**

The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.

### **Hallway**

With stairs leading to the first floor.

### **Lounge**

A spacious room with double doors opening to the dining room allowing for open plan living if desired.

### **Dining Room**

Open to the kitchen with fully glazed doors opening to the garden.

### **Kitchen**

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There is an integrated oven and spaces for further appliances. A central island provides further work space.

### **Bedroom One**

A double bedroom with access to en suite facilities.

### **En Suite**

Comprising a shower cubicle, wc and hand basin.

### **Guest Wc**

Comprising a wc and hand basin.

### **Bedroom Two**

A double bedroom with fitted wardrobes.

### **Bedroom Three**

A double bedroom with fitted wardrobes.

### **Bedroom Four**

A single bedroom with fitted wardrobes.

### **Bathroom**

Comprising a bath, separate shower cubicle, wc and hand basin.

### **Outside**

To the front of the property there is a lawned area and a driveway to the side provides off street parking. The rear garden is low maintenance with a paved seating area.

### **Garage**

A single detached garage, perfect for storage.



***view this property online*** [williamhbrown.co.uk/Property/MRT107499](http://williamhbrown.co.uk/Property/MRT107499)



welcome to

## Deanswood Place, Leeds

- EXTENDED SEMI DETACHED HOUSE
- FOUR GOOD SIZE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- GUEST WC

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MRT107499](https://www.williamhbrown.co.uk/Property/MRT107499)



Property Ref:  
MRT107499 - 0002

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.



william h brown



**0113 269 6226**



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



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**