



Bower Road, LEEDS LS15 8UF

welcome to

Bower Road, LEEDS

Spacious 4/5 bed home including a master en-suite. Features two inviting reception rooms and a stunning open-plan kitchen/dining area with French-style patio doors leading to the rear garden. Complete with a private driveway for convenient parking and a garage.



Ground Floor Lounge

A bright and welcoming lounge featuring a charming fireplace as the focal point. The space is enhanced by a large bay window to the front, allowing plenty of natural light to flood in. Carpeted throughout for comfort and warmth, and fitted with a central heating radiator for year-round coziness.

Open Plan Kitchen/Dining Room

A stylish and spacious open-plan layout featuring a fully fitted kitchen with wall and base units and integrated appliances for a sleek finish. The kitchen includes a breakfast bar for casual dining and entertaining, complemented by a dedicated dining area with French-style patio doors opening to the rear garden, creating a seamless indoor-outdoor flow. Modern spotlights provide excellent illumination, while windows to the rear and side flood the space with natural light, making this the perfect hub for family living and entertaining.

Snug/Second Lounge

A versatile and cozy space ideal for use as a family room, home office, or playroom. This room features French-style patio doors opening to the rear garden, creating a bright and airy feel. Carpeted throughout for comfort, with a window to the side allowing additional natural light. Fitted with a central heating radiator, ensuring warmth all year round.

Guest W/C

Ground floor guest W/C with washing hand basin, window to the side.

First Floor

Office/Dressing Room; En-Suite

Carpeted throughout for comfort, featuring a window to the rear that provides plenty of natural light. Fitted with a central heating radiator, this room offers a warm and inviting atmosphere.

En-Suite incorporating a modern en-suite incorporating a walk-in shower, dual wash hand basins set within an integrated storage unit, and a

W/C for convenience.

Bedroom One

Double bedroom, carpeted throughout, window to the front and rear, central heating radiator.

Bedroom Two

Double bedroom, carpeted throughout, window to the front, central heating radiator.

Bedroom Three

Double bedroom, carpeted throughout, window to the front, central heating radiator.

Bedroom Four

Carpeted throughout, window to the rear, central heating radiator.

Bathroom

A well-appointed bathroom incorporating a bath with shower facilities, a wash hand basin and W/C set within an integrated storage unit for a sleek and practical finish. The space is fully tiled throughout, offering a modern and easy-to-maintain design, and includes a window to the rear for natural light and ventilation.



view this property online williamhbrown.co.uk/Property/CGT111287



welcome to

Bower Road, LEEDS

- 4/5 Bedroom Detached Home
- Two Reception Rooms
- Open Plan Dining Kitchen
- Master Bedroom With En-Suite
- Driveway & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£475,000



view this property online williamhbrown.co.uk/Property/CGT111287

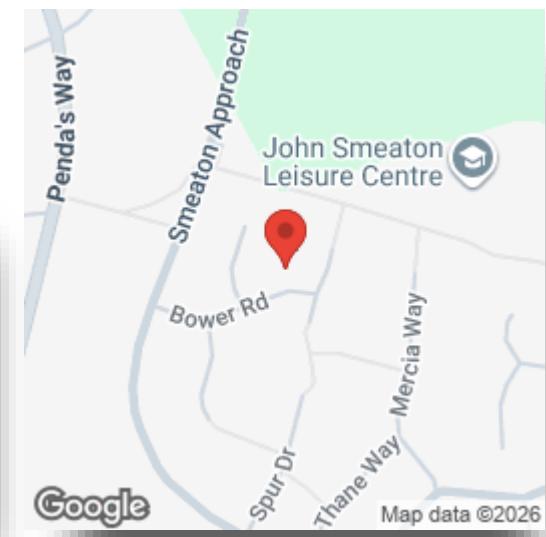


Property Ref:

CGT111287 - 0007

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.



Please note the marker reflects the postcode not the actual property



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk