



## Lidgett Lane, Leeds, LS8 1PQ

£350,000

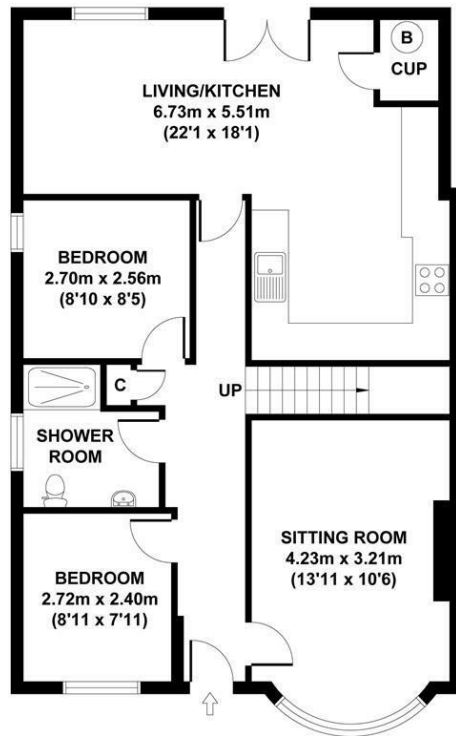
- THREE BEDROOMS
- TWO BATHROOMS
- SEPARATE LIVING ROOM
- KITCHEN/DINER & FAMILY ROOM
- EXCELLENT LOCATION TO STREET LANE AND OAKWOOD AMENITIES
- ROUNDHAY PARK CLOSE BY
- OUTSTANDING LOCAL SCHOOLS

PARKLANE IS DELIGHTED TO OFFER FOR SALE THIS THREE BEDROOM, TWO BATHROOM, LUXURY, HIGH SPEC HOUSE IN LS8.

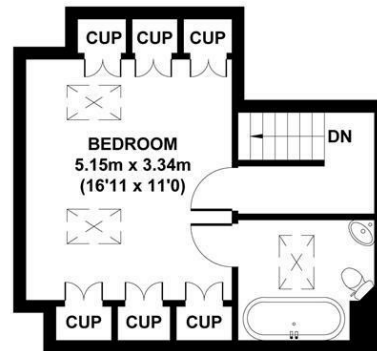
The accommodation comprises: SEPARATE LIVING ROOM, OPEN CONCEPT KITCHEN/DINER & FAMILY ROOM, PRIMARY BEDROOM WITH EN-SUITE FACILITIES, TWO FURTHER BEDROOMS & HOUSE BATHROOM.

As expected, the property is contemporary, light and airy, has fitted integral appliances. Externally the front and rear landscaped gardens are fully enclosed, perfect suntrap and ideal for entertaining. The property is located on Lidgett Lane within a Nature Conservation area with plenty of woodlands and greenery. Within walking distance to Roundhay Park, Oakwood and Street Lane where you will find cafes, supermarkets, bars and restaurants. Perfect location with nearby amenities only a short walk or drive away. M&S Food hall – 5 mins drive, Waitrose – 10 mins drive, Tesco – 4mins drive, Sainsbury's – 5 mins drive. There are also local shops and a pharmacy within walking distance on Lidgett Lane. The property also falls within the catchment area for both Gledhow Primary School and Roundhay High School. Only a 10 minute drive into Leeds City Centre, straightforward commuting.

EPC rating D.  
 Council tax band: C



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 75 SQ M**



**ATTIC**  
**GROSS INTERNAL**  
**FLOOR AREA 25 SQ M**

**12 LIDGETT LANE, LEEDS LS8 1PQ**  
**APPROX. GROSS INTERNAL FLOOR AREA 100 SQ M / 1076 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

## Entrance Hall

Ground Floor  
Hardwood entrance door, wood flooring, Vertical central heating radiator, alarm panel, access to storage cupboard

## Living Room 13'11" x 10'6"

Wood flooring, UPVC double glazed bay window, Vertical central heating radiator, wall mounted shelving.

## Dining Kitchen/Family Room 22'1" x 18'1"

Having a range of matt black wall, base and drawer units with contrasting white worktops, integrated electric oven with gas hob, dishwasher and fridge freezer, wood flooring, UPVC double glazed window and patio doors to rear elevation, utility cupboard housing gas boiler and plumbing for washing machine.

## Bedroom Two 8'10" x 8'5"

Having neutral décor, UPVC double glazed window to side elevation, central heating radiator.

## Bedroom Three 8'11" x 7'11"

Having neutral décor, UPVC double glazed window to front elevation, central heating radiator.

## Shower Room

Part tiled, white bathroom suite: sink with vanity unit, toilet and walk in shower, heated towel rail, built in shelving, frosted UPVC double glazed window to side elevation.

## First Floor

Landing with eaves storage.

## Primary Bedroom 16'10" x 11'0"

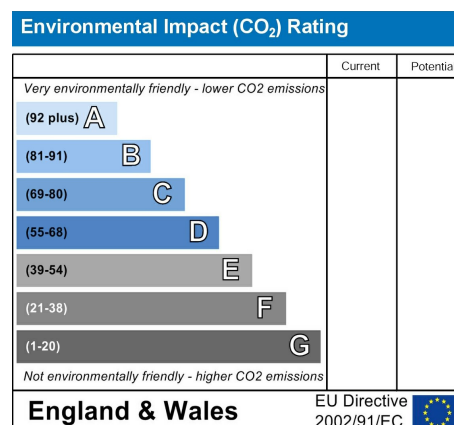
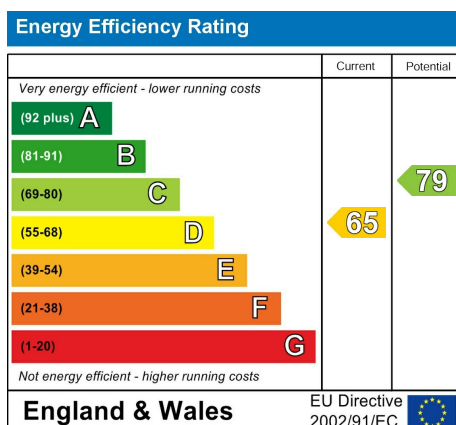
Having neutral décor, feature exposed wood beams, built in wardrobes to eaves, 2 Velux windows, central heating radiator.

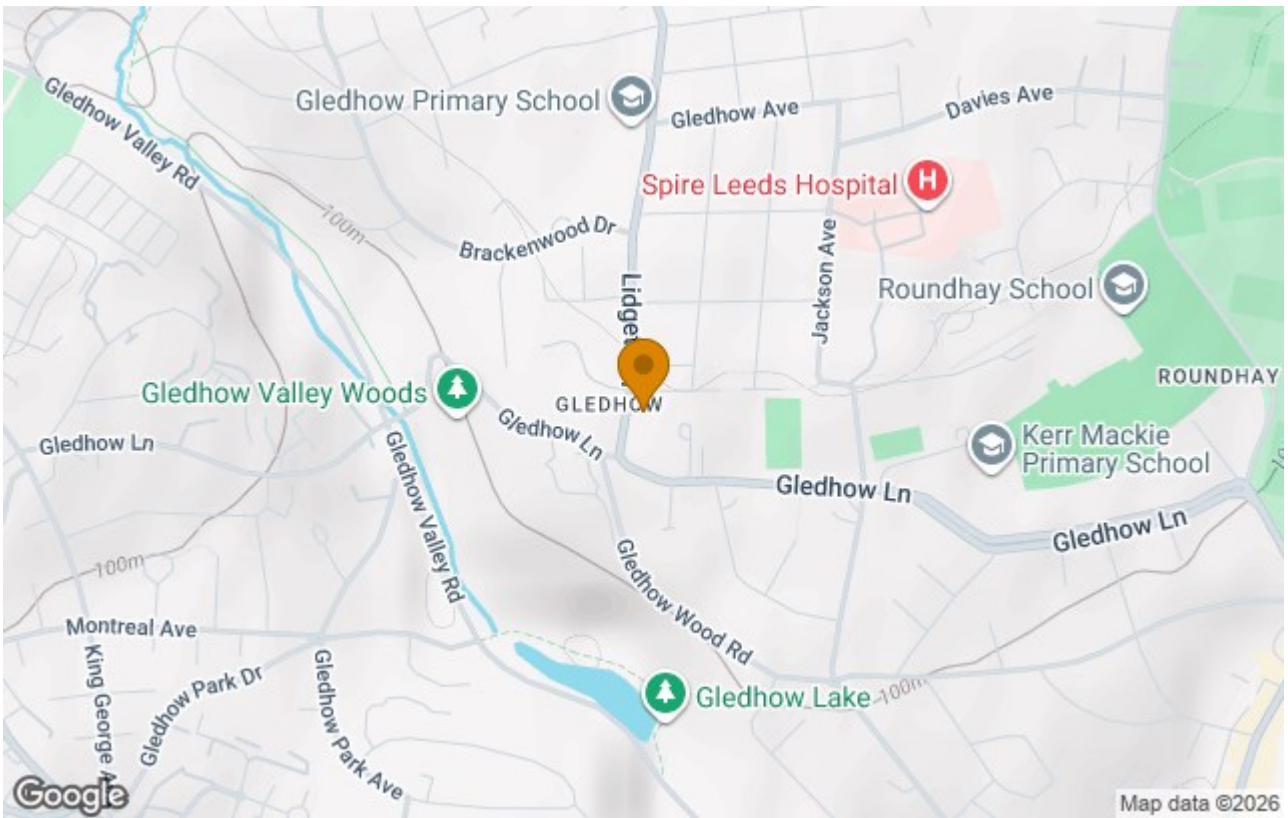
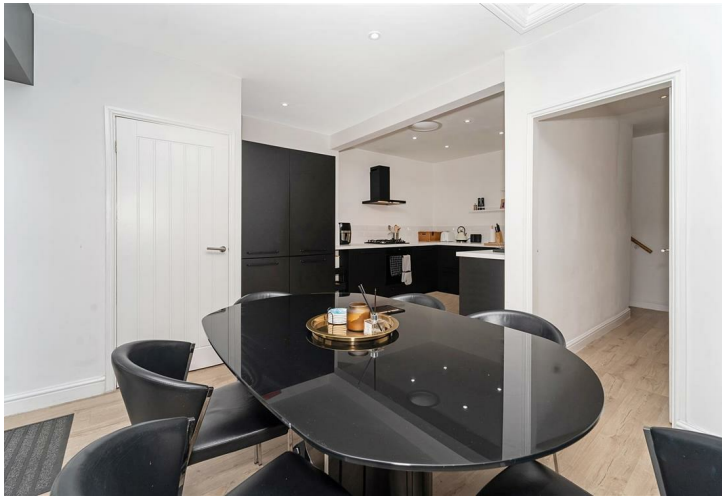
## En-Suite Bathroom

Fully tiled bathroom with 3 piece white Bathroom suite, heated towel rail, Velux window.

## Gardens

To the front of the property is a paved area and lawned garden, to the rear is a lawned garden with patio area and storage shed.





These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.