



**Edward Way, Leeds LS12 5FB**

**welcome to**

**Edward Way, Leeds**

GUIDE PRICE £270,000 - £280,000

A recently built residence, boasting BEAUTIFULLY PRESENTED accommodaton that includes three bedrooms, DINING KITCHEN, EN SUITE plus downstairs W.C, in addition to gardens and OFF ROAD PARKING with EV charging point. Situated within a POPULAR RESIDENTIAL AREA,



## Property Information

Located on Edward Way, this well-presented mid-terrace property offers comfortable and contemporary living across three bedrooms. The home features a convenient downstairs WC, a private driveway with space for two vehicles, and the added benefit of an EV charging point. To the rear, a beautifully maintained south-facing garden provides the perfect outdoor retreat, ideal for relaxing or entertaining. With its practical layout and modern amenities, this property is an excellent choice for families, professionals, or anyone seeking a stylish and energy-conscious home.

### Entrance Hall

The entrance hall features sleek laminate flooring and provides access to the downstairs WC and the spacious living room.

### Downstairs Wc

5' max x 2' 6" max ( 1.52m max x 0.76m max )

The downstairs WC is fitted with laminate flooring and includes a WC and a wash basin for convenience.

### Lounge

15' 7" max x 9' max ( 4.75m max x 2.74m max )

The lounge is comfortably carpeted and benefits from a double glazed window to the front, a radiator, understair storage, and stairs leading to the first floor.

stairs to first floor

### Kitchen Diner

14' 1" max x 8' 5" max ( 4.29m max x 2.57m max )

The kitchen diner boasts luxury vinyl flooring and is well-appointed with an electric hob and oven, an integrated dishwasher, an integrated fridge freezer, a kitchen sink, and a boiler. It features a double glazed window to the rear, a radiator, and patio doors that open out to the garden.

### Landing

Stairs descend to the ground floor.

### Bedroom One

11' 3" max x 10' 6" max ( 3.43m max x 3.20m max )

Bedroom One is tastefully carpeted and features a fitted wardrobe, a radiator, and a double glazed window overlooking the rear of the property.

### Ensuite

8' max x 6' 2" max ( 2.44m max x 1.88m max )

The ensuite includes a shower, WC, and wash basin, complemented by a double glazed window to the rear and a radiator for added comfort.

### Bedroom Two

10' 4" max x 8' 6" max ( 3.15m max x 2.59m max )

Bedroom Two is carpeted and benefits from a double glazed window to the front and a radiator, creating a warm and inviting space.

### Bedroom Three

8' 7" max x 7' 2" max ( 2.62m max x 2.18m max )

Bedroom Three is a great-sized third bedroom, featuring carpeted flooring, a radiator, and a double glazed window to the front, making it an ideal space for guests, a home office, or a child's room.

### Front Garden

The front garden includes a driveway with space for two cars, an EV charging point, and private access to the rear garden via a secure ginnel.

### Rear Garden

The rear garden boasts a stylish Italian porcelain patio and a lawn, all perfectly positioned to enjoy the sun thanks to its south-facing aspect.



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## Edward Way, Leeds

- GUIDE PRICE £270,000 - £280,000
- South-facing rear garden
- Driveway, EV charging point
- 3 bedrooms
- Downstairs WC

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£270,000**



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Property Ref:  
PDY115993 - 0005

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Please note the marker reflects the postcode not the actual property

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