



Rookwood Road, LEEDS LS9 0LX

welcome to

Rookwood Road, LEEDS

LOOKING to MAKE A MOVE? Then why not CALL US to book your viewing of this SPACIOUS, WELL PRESENTED semi detached home? Set on a good size plot, this IDEAL family home offers THREE BEDROOMS, and includes a ground floor W.C AND utility room!



Entrance Hall

Having the entrance door to the front aspect, and stairs to the first floor landing.

Lounge

With double glazed windows to both the front and rear, a feature fire place with an electric fire, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, tiling to the splash areas, and a cooker hood over. Also includes a breakfast bar, a useful under stair storage cupboard, and a double glazed window to the rear.

Utility Room

Having electricity and plumbing.

W.C

Equipped with a w.c, wash hand basin, and a window to the rear.

Side Entrance

Having an entrance door to the side aspect, and a double glazed window to the front.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side aspect.

Bedroom One

With a double glazed window to the front aspect, and a gas central heating radiator.

Bedroom Two

With a double glazed window to the rear, a cupboard housing the gas central heating boiler, and a gas central heating radiator.

Bedroom Three

Double glazed window to the front and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a w.c. Double glazed window to the rear and a double glazed window to the side, gas central heating radiator.

Exterior

Set on a good size plot, this semi detached home has a low maintenance garden space to the front aspect which offers off street parking and gated access. To the rear is a further low maintenance garden space which is mostly laid to patio paving and includes a garage.

Garage

A single detached garage with double door access.



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Rookwood Road, LEEDS

- Spacious Semi Detached Home
- Three Bedrooms
- Kitchen With Utility Room
- Ground Floor W.C
- Ideal Family Home

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

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111514 - 0002

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