



Dib Lane, Leeds LS8 3HF

welcome to

Dib Lane, Leeds

A beautifully presented and welcoming two-bedroom semi-detached home, further enhanced by a converted loft offering versatile additional space. The property boasts excellent features including a block-paved driveway for multiple vehicles and a rear garden. **** viewing is highly recommended****



Dib Lane Ground Floor Hallway

As you step into the hallway, you'll find the lounge to your right and the kitchen directly ahead.

Lounge

A well-sized lounge enhanced by double-glazed windows to the front and rear, ensuring the room feels bright and airy throughout the day. Two fitted radiators and contemporary laminate flooring complete this clean, modern living area.

Kitchen

The kitchen features a rear double-glazed window and offers a bright, modern feel. It provides ample wall and base units with fitted spotlights, integrated appliances and an extractor fan, along with worktops incorporating a sink and drainer. There is space for free standing appliance too.

Utility

The utility room is located next to the kitchen and provides a valuable additional space for the home. It includes a good-sized built-in storage cupboard, a worktop area and a fitted unit. There is space for under-counter appliances. The room benefits from two double-glazed windows, a large fitted radiator and a door giving access to the rear garden.

First Floor Bedroom One

Bedroom One is a well-proportioned double room enjoying plenty of natural light from two double-glazed windows. It also features a fitted radiator, a built-in storage cupboard and is finished with carpet flooring.

Bedroom Two

Bedroom two is a double room, offering a bright and clean feel with a rear double-glazed window and a fitted radiator. The room is finished with laminate flooring.

Bathroom

A well-appointed bathroom offering a rear double-glazed window and fitted radiator. The suite comprises a bath with overhead dual shower, a vanity sink with integrated storage and a toilet. Part-tiled walls complete the room with a clean look.

Loft

The loft has been fully converted to create a spacious and versatile area, featuring a roof window, built-in storage to either side and carpet flooring. Access is provided by a staircase from the first floor.

Outside

The front of the property is partly graveled and partly block-paved, providing ample parking for multiple vehicles. A secure gate offers access to the rear. The back garden is fully enclosed, featuring a partly paved area with the remainder laid to lawn, along with a detached shed for additional storage.



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Dib Lane, Leeds

- SEMI DETACHED
- TWO BEDROOM
- CONVERTED LOFT - GENEROUSLY SIZED
- DRIVEWAY FOR MULTIPLE VEHICLES
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109769 - 0005

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