



**Spruce Garth, Leeds LS14 6FW**

**welcome to**

**Spruce Garth, Leeds**

DESIGNED for modern living, this EXCEPTIONAL EXTENDED HOME is an INCREDIBLE OPTION for the FAMILY BUYER! At a guide price of £350,000 - £360,000 this BEAUTIFUL property offers FOUR DOUBLE BEDROOMS with accommodation set over three floors! With lots to see, why not book in your viewing?



## **Kitchen**

14' 8" MAX x 9' 2" MAX ( 4.47m MAX x 2.79m MAX )

The open-plan kitchen and dining room offers a modern and sleek space, perfect for both everyday living and entertaining. The kitchen is fully fitted with stylish wall and base units, integrated appliances, and features a front-facing window that brings in natural light. Finished with contemporary spotlights, the space feels bright and welcoming.

## **Dining Room**

11' 8" MAX x 15' 9" MAX ( 3.56m MAX x 4.80m MAX )

The dining area is equally impressive, with French-style patio doors that provide direct access to the rear garden, creating a seamless indoor-outdoor flow. Spotlights continue throughout, enhancing the clean and elegant design.

## **Converted Garage; Lounge**

15' 7" MAX x 8' 8" MAX ( 4.75m MAX x 2.64m MAX )

The garage has been thoughtfully converted into a comfortable lounge, featuring a built-in electric fire that adds warmth and character to the space. It is centrally heated with a radiator, and benefits from natural light through a front-facing window. Finished to a high standard, it complements the modern aesthetic found throughout the property.

## **Guest Wc**

Guest WC with washing hand basin.

## **First Floor**

### **Bedroom Two; En-Suite**

10' 3" MAX x 15' 9" MAX ( 3.12m MAX x 4.80m MAX )

Spacious and well-presented room, complete with its own en-suite bathroom for added comfort and privacy. The bedroom is carpeted throughout and illuminated by modern spotlights, with two front-facing windows allowing plenty of natural light. A central heating radiator ensures year-round warmth. The en-suite features a walk-in shower, a wash basin, and a WC.

### **Bedroom Three**

16' 4" MAX x 8' 8" MAX ( 4.98m MAX x 2.64m MAX )

Bedroom Three is a bright and comfortable space, carpeted throughout for a cosy feel. It benefits from dual aspect windows to both the front and rear, allowing plenty of natural light to flow in and central heating radiator.

### **Bedroom Four**

9' 8" MAX x 8' 7" MAX ( 2.95m MAX x 2.62m MAX )

Bedroom Four is a cosy and neatly presented space, carpeted throughout for comfort. It features a rear-facing window that brings in natural light and a central heating radiator to maintain a warm and inviting atmosphere. Ideal as a child's room, guest bedroom, or home office, it offers flexibility to suit a variety of needs.

## **Bathroom**

The family bathroom is stylishly finished and incorporates a modern three-piece suite, including a whirlpool bathtub with shower facilities, a wash basin, and a WC. A rear-facing window allows natural light to brighten the space.

## **Second Floor**

### **Bedroom One; En-Suite**

17' 3" MAX x 12' 8" MAX ( 5.26m MAX x 3.86m MAX )

Located on the second floor, Bedroom One serves as a spacious and private retreat. The room is carpeted throughout and illuminated by sleek spotlights. One velux window and a rear facing dormer window. A central heating radiator ensures comfort in all seasons. The en-suite bathroom is well-equipped, featuring a walk-in shower, wash hand basin, WC, and a rear-facing window. Spotlights enhance the modern finish, making this suite both functional and stylish.



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## Spruce Garth, Leeds

- Guide Price £350,000-£360,000
- For Sale With No Chain
- Four Double Bedrooms
- Two En-suites
- Open Plan Lounge and Diner

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£350,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CGT111358 - 0011

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william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)