



**Wellstone Garth, Leeds, LS13 4EJ**

**welcome to**

**Wellstone Garth, Leeds**

A standout corner-plot semi-detached home on Wellstone Garth, offering three bedrooms, a bright open-plan layout, a sleek modern kitchen, and a generous wraparound garden. With off-street parking and plenty of room to grow, it's a versatile home with great potential.



## Property Information

A rare opportunity to acquire a corner-plot semi-detached home on Wellstone Garth, this property offers impressive space and modern living throughout. Featuring three well-proportioned bedrooms and an inviting open-plan layout, the home is enhanced by a stylish, contemporary kitchen and a generous wraparound garden that provides excellent outdoor potential. With the added benefit of off-street parking and a prominent corner position, it's a versatile property ideal for buyers seeking comfort, convenience, and room to grow.

## Entrance Hall

The entrance hall leads to the living room and includes stairs rising to the first floor.

## Living Room

16' 2" x 12' 10" ( 4.93m x 3.91m )

The living room features a double-glazed front window, LVT flooring, neutral décor, a radiator, a useful storage cupboard, and opens seamlessly into the kitchen-diner.

## Kitchen Diner

The kitchen-diner features double doors and a double-glazed window to the rear, with wall and base units topped by worktops, a stainless-steel sink and drainer, an integrated gas hob and oven, tiled splashbacks, spotlights, an extractor fan, space for a table and chairs, a radiator, and an open connection to the living room.

## Landing

The landing provides access to all bedrooms and the bathroom, includes stairs leading to the ground floor, and features a double-glazed window to the side.

## Bedroom One

13' 11" x 9' 1" ( 4.24m x 2.77m )

Bedroom one is a double room with a double-glazed front window, carpeted flooring, and a radiator.

## Bedroom Two

10' 2" x 9' 11" ( 3.10m x 3.02m )

Bedroom two is a double room featuring a double-glazed rear window, carpeted flooring, and a radiator.

## Bedroom Three

9' 7" x 6' 9" ( 2.92m x 2.06m )

Bedroom three is a single room ideal as a bedroom or office, featuring a double-glazed front window, a radiator, and access to the loft via a hatch.

## Bathroom

6' 2" x 5' 5" ( 1.88m x 1.65m )

The bathroom features a bath with shower over, a glass shower screen, a vanity wash basin, WC, heated towel rail, spotlights, and full tiling throughout.

## Loft Space

The loft space is insulated.

## Wraparound Garden

The wraparound corner-plot garden features fenced borders, gated access to the front, a lawned area with trees and shrubs, a patio with steps leading up to the lawn, a path running from the front to the rear of the house, and off-street parking.

## Parking

The property benefits from off-street parking to the rear, with a dropped kerb and gated access.



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## Wellstone Garth, Leeds

- 3 BEDROOMS
- WRAPAROUND GARDEN
- MODERN KITCHEN
- OPEN PLAN
- OFF-STREET PARKING

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

offers in the region of

**£200,000**



Please note the marker reflects the postcode not the actual property

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