



**Dufton Approach, LEEDS LS14 6ED**

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**Dufton Approach, LEEDS**

At a Guide Price of £170,000 - £180,000 this SEMI DETACHED HOME is IDEAL for the FIRST TIME BUYER and includes THREE BEDROOMS and open plan living! With off street parking, this superb home also includes a low maintenance garden to the rear!



### **Entrance Hall**

Having the composite entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

### **Open Plan Lounge Kitchen**

Having a double glazed window to the front and a double glazed window to the rear, this open plan living space also includes a fire place with log burner to the lounge area, and laminate wood effect flooring.

The kitchen comprises of a range of wall and base units with a breakfast bar. Includes a stainless steel sink and drainer, space for an electric cooker with a splash back and cooker hood over. Also includes tiling to the floor, space for a washing machine and a dryer, plus space for a free standing fridge freezer. Cupboard housing the gas central heating boiler, and gas central heating radiator.

### **First Floor Landing**

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

### **Bedroom One**

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

### **Bedroom Two**

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

### **Study Room / Office**

Having a double glazed window to the front aspect and a radiator.

### **House Bathroom**

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c set within a vanity storage unit. Also had a heated towel rail and a double glazed window to the rear.

### **Exterior**

Externally the property has off street parking to the front with double gated access, while to the rear is a low maintenance, enclosed garden space which is paved and has gated access.



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## Dufton Approach, LEEDS

- Guide Price £170,000 - £180,000
- Semi Detached Home
- Three Bedrooms
- Open Plan Living
- Off Street Parking

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

guide price

**£170,000 - £180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111541 - 0007

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