



Brooklands Lane, Leeds LS14 6QH

welcome to

Brooklands Lane, Leeds

READY TO fly the nest or are you LOOKING TO INVEST? Than take a look at this SUPERB SEMI DETACHED PROPERTY which could be PERFECT for you! Featuring OFF STREET PARKING and a GENEROUS enclosed rear garden, this is a MUST SEE!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, and a useful under stair storage cupboard.

Lounge

With a double glazed window to the front aspect, a door leading out to the rear garden, feature fire place 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 an electric oven with a gas hob, tiling to the splash areas and a extractor hood over. Also includes a sink and drainer, plumbing for a washing machine, and a double glazed window to the rear. Door to the pantry.

First Floor Landing

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

Bedroom One

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

Bedroom Two

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

House Bathroom

Fitted with a two piece bathroom suite which includes a bath with a shower over, and a wash hand basin set within a vanity storage unit. Also has a heated towel rail, and a double glazed window to the rear.

Separate W.C

Fitted with the w.c, and a double glazed window to the side.

Office / Storage Room

Double glazed window to the front.

Exterior

Externally the property has a patio driveway to the front aspect with double gated access, while to the rear is a good size rear garden which is lawned, has a patio seating area and includes a garden shed.

Agents Note

Please note, this property is on non-standard construction.



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welcome to

Brooklands Lane, Leeds

- Guide Price £150,000 - £160,000
- Semi Detached Home
- Two Bedrooms PLUS Office Room
- Ideal For First Time Buyers
- Perfect Buy To Let Opportunity

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000 - £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111500 - 0006

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