



Scotland Wood Road, Leeds LS17 5LX

welcome to

Scotland Wood Road, Leeds

A well-presented semi-detached home offering three bedrooms, a modern kitchen/diner, stylish bathroom and a versatile garden room. With front and rear gardens plus off-street parking, it's an ideal property for families or first-time buyers and early viewing is recommended.



Agents Note

The property is of non standard construction, Liveitt Cartwright, please speak with your conveyancer.

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

A spacious room having an attractive fireplace, a large window to the front and fully glazed patio doors to the rear allowing a good amount of natural light to flow through.

Kitchen/Diner

A modern kitchen/diner offering a good range of wall and base units with contrasting work surfaces incorporating a sink, drainer and gas hob and there are integrated appliances. The work surface continues to create a breakfast bar.

Utility Room

With plumbing for a washing machine and dryer.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with fitted wardrobes.

Bedroom Three

A good size single bedroom with space for free standing furniture.

Bathroom

Fully tiled and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Outside

To the front of the property there is a small lawn and a driveway to the side providing off street parking. To the rear, a patio leads off the lounge with a tiered lawn beyond.

Garden Room

A versatile garden room which could have many uses depending on the buyers needs.



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welcome to

Scotland Wood Road, Leeds

- **GUIDE PRICE £240,000 - £250,000**
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- MODERN KITCHEN/DINER
- STYLISH BATHROOM

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

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107402 - 0003

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