



**Ringwood Crescent, Leeds LS14 1AN**

**welcome to**

## **Ringwood Crescent, Leeds**

A well presented four bedroom semi-detached property. Offering spacious bedrooms and a modern design throughout. The bathroom is a four piece. The kitchen dining area leads into a garden room extension which looks onto the enclosed rear garden.



## **Ringwood Crescent Hallway**

The hallway compromises of an understairs cupboard, housing the boiler, laminate flooring, radiator and a composite front door.

## **Lounge**

17' 2" Into Bay x 12' 4" Into resess ( 5.23m Into Bay x 3.76m Into resess )

Double glazing bay window to front. Carpets throughout, gas fire, radiator and double doors leading into kitchen dining area

## **Kitchen/Dining**

9' 10" x 19' 3" ( 3.00m x 5.87m )

The kitchen offers natural light through a double glaze window to rear, composite door to side and features modern units that provide good amount of storage and generous worktop space. The kitchen offers a range of wall and base units incorporating a sink and drainer. Integrated appliance include a dishwasher, space for washing machine and freestanding gas hob and oven.

Adjacent to the kitchen, a good size dining area that flows effortlessly into a bright garden room extension, creating a seamless indoor-outdoor connection ideal for family living and hosting guests. The extensions offers a window to the side, sliding doors to rear and a log burner in the corner, perfect for cosy evenings.

## **Second Floor Landing**

Double glazing window to the side, carpet throughout and two great size storage cupboards

## **Bedroom One**

19' 7" x 10' ( 5.97m x 3.05m )

The master bedroom, located in the loft conversion, features a double-glazed rear window and double glazed skylight at front. Finished with laminate flooring and a stylish modern decor, it offers a comfortable and contemporary retreat. This bedroom also benefits from its own private ensuite, complete with a sleek shower cubicle

## **Ensuite**

Features double glaze window to rear, pedestal sink, toilet and a shower cubical

## **First Floor Landing**

Double glaze to side, carpet and stairs leading to the second floor.

## **Bedroom Two**

15' 8" Into bay x 10' 3" ( 4.78m Into bay x 3.12m )

Bedroom one offers plenty of natural lighting from the double glazed bay windows to front, carpeted and central heating radiator.

## **Bedroom Three**

11' 11" x 11' 1" ( 3.63m x 3.38m )

Double glazed windows to rear, with carpet throughout and gas radiator.

## **Bedroom Four**

8' 8" x 7' 10" ( 2.64m x 2.39m )

Double glazing window to front with laminate flooring and central heating radiator

## **Bathroom**

This stylish four-piece bathroom is beautifully appointed and flooded with natural light, thanks to a large double glazed window to the rear. It features a modern shower cubical, a deep soaking bath, Vanity sink, toilet, extractor fan and radiator

## **Outside**

To the front of the property there is ample off street parking for multiple vehicles and access to the rear garden down the side of the house. There is a lovely private rear garden, which has a paved seating area and mostly laid to lawn



***view this property online*** [williamhbrown.co.uk/Property/OAK109269](http://williamhbrown.co.uk/Property/OAK109269)



welcome to

## Ringwood Crescent, Leeds

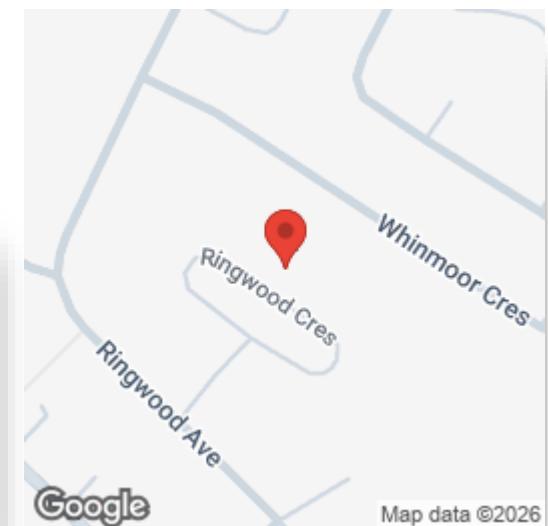
- FOUR BEDROOM SEMI DETACHED
- DRIVEWAY
- GARDENROOM EXTENSION
- MASTER BEDROOM WITH ENSUITE
- FOUR PIECE BATHROOM SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in the region of

**£380,000**



view this property online [williamhbrown.co.uk/Property/OAK109269](http://williamhbrown.co.uk/Property/OAK109269)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
OAK109269 - 0007

 william h brown



**0113 248 8263**



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



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



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