



Fir Tree Gardens, Leeds LS17 7EQ

welcome to

Fir Tree Gardens, Leeds

A fully refurbished semi-detached family home with three spacious bedrooms, modern kitchen and bathroom, bright conservatory, downstairs WC, front and rear gardens, and off-street parking. The house is move-in ready with stylish updates throughout and offered with no onward chain.



Agents Note

The property is of non standard construction - Livett cartwright, please speak with your conveyancer.

Entrance Hall

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

Lounge

A spacious, bright and airy room with fully glazed sliding doors leading to the conservatory.

Kitchen

A newly fitted kitchen offering a good range of wall and base units with shaker style doors, work surfaces incorporating a sink, drainer and hob with complimenting splashback. There is an integrated oven, dishwasher and space for a fridge freezer.

Utility Room

With plumbing for a washing machine and housing the boiler.

Downtairs Wc

With a wc and hand basin.

Conservatory

A great addition to this family home with glazing to three sides and patio doors leading to the garden.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

A newly fitted modern bathroom fitted with a three piece suite comprising a bath with shower over, wc

and hand basin with storage below.

Outside

To the front of the property there is a small lawn and a driveway to the side provides off street parking. To the rear, a paved seating area leads off the conservatory with a lawn beyond.



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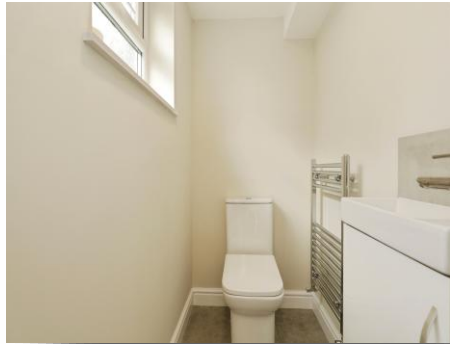
Fir Tree Gardens, Leeds

- SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- FULLY REFURBISHED THROUGHOUT
- MODERN KITCHEN & BATHROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107493 - 0002

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.

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