



Linton Crescent, Leeds LS17 8PZ

welcome to

Linton Crescent, Leeds

A well-presented semi-detached home offering three good-sized bedrooms, a bright conservatory, front and rear gardens, a driveway and a detached garage. A spacious and practical property ideal for families or those seeking extra room and outdoor space.



Entrance Hall

With access to the bathroom and stairs leading to the first floor.

Lounge/Diner

A spacious, bright and airy room having an attractive fireplace an ample space for a table and chairs. Fully glazed double doors lead through to the conservatory.

Kitchen

The kitchen offers a range of wall and base units with wood work surfaces incorporating a Belfast sink and induction hob. There is an integrated double oven, dishwasher and spaces for all other appliances.

Conservatory

A great addition creating extra living accommodation with fully glazed double doors opening to the garden.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Loft

The loft is fully boarded with a loft ladder. This is a great storage space.

Outside

To the front of the property there is a small lawn and a driveway to the side providing off street parking. The rear garden is low maintenance with an astro turf lawn.

Garage

A single detached garage perfect for storage.



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Linton Crescent, Leeds

- **GUIDE PRICE £325,000 - £350,000**
- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- CONSERVATORY
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106585 - 0003

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