





Easterly Crescent,LEEDS LS8 2SF

william h brown

welcome to

Easterly Crescent, LEEDS

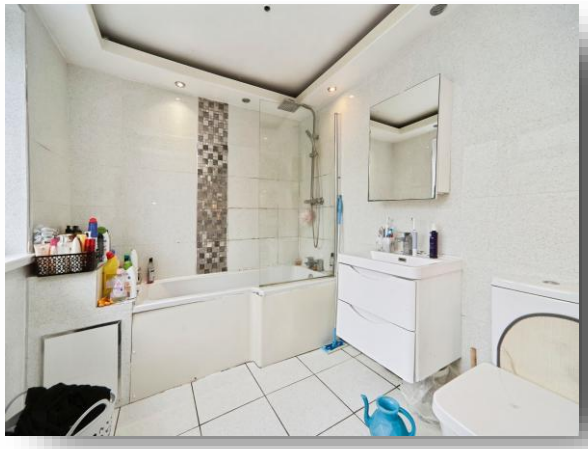
A substantial five-bedroom semi-detached family home offering generous living space throughout. Benefiting from spacious gardens, a driveway, and detached garage, this fantastic property is perfect for family living.













Ground Floor
Porch
Entrance Hall
A spacious and welcoming entrance hall featuring a side double glazed window, fitted radiator, and staircase leading to the first floor. The area provides an excellent first impression.

Kitchen
The kitchen is a bright and spacious room, benefiting from three double glazed windows that allow plenty of natural light to flow through, along with a side external door providing convenient access outside. A further door leads to a useful storage cupboard. The kitchen is fitted with a range of wall and base units, ample worktop space, and room for freestanding appliances. Additional features include a fitted extractor fan, with the boiler housed within the kitchen.

Lounge/ Dining Room
The lounge is a generously sized room featuring both front and rear double glazed windows, allowing plenty of natural light to flow throughout the space. Complete with a fitted radiator, the room offers versatile accommodation and is spacious enough to incorporate both living and dining areas.

First Floor
Bedroom Two
A spacious double bedroom featuring a front double glazed window and fitted radiator. The room benefits from a range of fitted wardrobes spanning one wall, providing excellent storage.

Bedroom Three
A double bedroom featuring a rear double glazed window and fitted radiator.

Bedroom Four
A double bedroom featuring a rear double glazed window and fitted radiator.

Bedroom Five
A single bedroom featuring a rear double glazed window and fitted radiator. The room benefits from fitted wardrobes.

Bathroom
A spacious bathroom featuring a front double glazed window and fitted with a L-shaped bath with dual overhead shower, floating vanity wash basin with built-in storage, and a WC.The room benefits from fully tiled walls and flooring, along with recessed spotlights to the ceiling.

Second Floor
Bedroom One
A spacious double bedroom featuring a rear double glazed window and fitted radiator. The room is well proportioned and benefits from recessed spotlights to the ceiling, creating a bright and modern feel.

Shower Room
An additional shower room featuring a rear double glazed window. The suite comprises a shower cubicle with a waterfall shower, vanity wash basin, and WC. Finished with fully tiled walls and flooring, the room also benefits from recessed spotlights to the ceiling, creating a stylish and contemporary space.

Bedroom Six
This bedroom offers versatile additional space and would be ideal for use as a dressing room, home office or additional storage room. The roof window allows natural light to flow into the room.

External
Externally, the property benefits from a spacious outdoor area. To the front, there is a low-maintenance paved garden with double driveway gates and a driveway running along the side of the property, providing ample off-street parking and leading to the detached garage at the rear. The rear garden is particularly generous in size, featuring a paved patio area, while the remainder is predominantly laid to lawn. A garden shed is also included.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- SEMI DETACHED
- FIVE BEDROOMS
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS
- SPACIOUS FAMILY HOME

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

offers over

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK108946

The Property Ombudsman

Property Ref:
OAK108946 - 0003

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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