



**Silk Mill Gardens, Leeds LS16 6PZ**

**welcome to**

## **Silk Mill Gardens, Leeds**

This charming home is presented to market in a ready to move in condition. It enjoys front and rear gardens alongside a spacious conservatory. Uniquely this property benefits from 4 bedrooms alongside a downstairs WC and off street parking.



## **Silk Mill Gardens**

Having previously been used as a successful rental property this attractive house is now offered with no chain and immediate vacant possession. The property would be ideal for both investment landlord and owner occupiers alike.

This spacious and well-maintained 4 bedroom Semi-Detached property is ideally situated in a popular residential area, close to a range of local amenities, highly regarded schools, and excellent transport links—including Horsforth Train Station, just 0.4 miles away. The home is perfectly suited to a variety of buyers and offers well proportioned accommodation throughout. An internal viewing is highly recommended to fully appreciate what's on offer. The property benefits from no onward chain making it perfect for all types of buyers.

## **Ground Floor**

### **Entrance Hall**

A good size entrance way with Vinyl flooring, radiator and understair storage.

### **Lounge**

19' 8" x 11' 5" ( 5.99m x 3.48m )

A spacious living area with ample room for activities. It enjoys an electric Fireplace and warming radiator.

### **Kitchen/Diner**

15' 10" max x 12' 5" max ( 4.83m max x 3.78m max )

L-Shaped room. The kitchen enjoys tiled flooring and a double glazed window to the rear. It offers space for a washing machine, tumble dryer and under counter space for a fridge and freezer. The double oven and 2 x radiators ensure the kitchen has everything you need.

### **Wc**

Wc room with a radiator, double glazed window and vinyl flooring.

### **Conservatory**

15' 11" x 12' 5" ( 4.85m x 3.78m )

Good size conservatory with laminate floor and a radiator.

### **First Floor**

#### **Bedroom 1**

10' 7" max recess x 11' 7" max recess ( 3.23m max recess x 3.53m max recess )

Spacious double bedroom with carpet and integrated wardrobes. Double glazed window to the front and warmed by a radiator.

#### **Bedroom 2**

10' 10" x 9' 4" ( 3.30m x 2.84m )

Double bedroom with integrated robes, radiator and a double glazed window to the front.

#### **Bedroom 3**

8' 8" x 8' 4" ( 2.64m x 2.54m )

Carpeted room with a double glazed window to the rear and radiator

#### **Bedroom 4**

8' 9" x 7' 11" ( 2.67m x 2.41m )

Another carpeted room with double glazed window to the rear, warmed by a radiator.

### **Bathroom**

A good sized bathroom with vinyl floor, sink, wc, bath/shower and a heated towel rail.

### **Outside**

Lawned garden to the front with hedges and a patio area to the rear.

### **Agents Note**

Please note that this property is of non-standard construction we are unsure of the type, please consult your mortgage advisor/solicitor for further information



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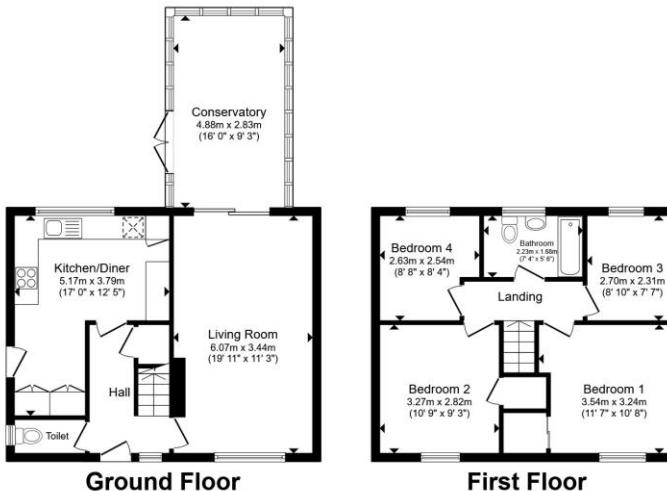
## Silk Mill Gardens, Leeds

- Well Presented 4 Bedroom Home
- Bright and Spacious Lounge
- Conservatory
- Off Street parking
- Located in a Popular Residential Area

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£300,000**



Total floor area 105.9 m<sup>2</sup> (1,140 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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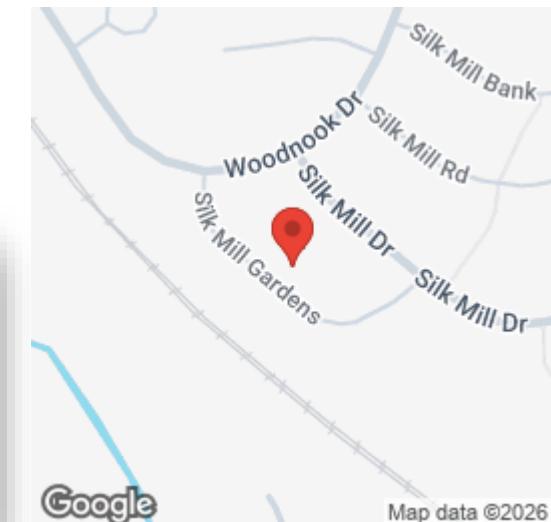
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Please note the marker reflects the postcode not the actual property

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