



Mclaren Fields, Leeds, LS13 3SN

welcome to

McLaren Fields, Leeds

This two-bedroom home on McLaren Fields sits in a quiet cul-de-sac and comes with a driveway, conservatory, and a private rear garden—ideal for easy, comfortable living.



Property Information

This charming two-bedroom home, located on the sought-after McLaren Fields cul-de-sac, offers comfortable living in a peaceful residential setting. The property boasts a spacious conservatory overlooking the rear garden, perfect for additional living or dining space. Outside, a generous driveway provides convenient off-street parking, while the well-kept rear garden offers a lovely area for relaxing or entertaining. Ideal for first-time buyers, downsizers, or anyone seeking a quiet yet well-connected location.

Entrance Hall

The entrance hall features laminate flooring, a radiator, and stairs leading to the first floor.

Lounge

The lounge offers a double-glazed window to the front, two radiators, and is fitted with carpet flooring.

Kitchen Diner

The kitchen diner features a range of wall and base units with worktops over, a stainless steel sink and drainer, an integrated gas oven and hob with extractor fan, double doors leading to the conservatory, a useful storage cupboard, vinyl flooring, and appliances including a washing machine, dryer and dishwasher, with space for a table and chairs and a radiator completing the room.

Conservatory

The conservatory benefits from windows to all sides, double doors opening to the rear garden, laminate flooring, and a radiator.

Landing

The landing includes stairs leading to the ground floor, with carpeted flooring and spotlights overhead.

Bedroom One

Bedroom One features a double-glazed window to the front, a built-in storage cupboard, carpeted flooring, and a radiator.

Bedroom Two

Bedroom Two offers fitted wardrobes, a double-glazed window to the rear, laminate flooring, and a radiator.

Bathroom

The bathroom includes a frosted double-glazed window to the rear, a WC, wash basin, and a bath with shower over, complemented by a heated towel rail, spotlights, and fully tiled walls and flooring.

Front Garden

The front garden features a lawned area, a driveway, and a path leading to the front door.

Rear Garden

The rear garden offers a patio area and a lawned section, with fenced borders and a gated path providing access from the front.

Parking

The property benefits from a driveway providing parking for up to three cars.



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welcome to

Mclaren Fields, Leeds

- 2 BEDROOMS
- CUL-DE-SAC
- DRIVEWAY
- REAR GARDEN
- CONSERVATORY

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116547 - 0002

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