



**Lulworth Crescent, Leeds LS15 8PJ**

**welcome to**

**Lulworth Crescent, Leeds**

This well-presented bungalow offers two spacious bedrooms and two reception rooms, including a generous conservatory with direct access to the rear garden. Enjoy off-street parking via a private driveway and garage. Perfect for those looking for their forever home.



## Ground Floor

### Kitchen

10' MAX x 12' 1" MAX ( 3.05m MAX x 3.68m MAX )

A stylish and well-maintained kitchen featuring fully fitted wall and base units along both sides, complemented by integrated appliances. The space benefits from contemporary spotlighting and offers convenient access to both the conservatory and side of the property via separate doors.

### Conservatory

12' 5" MAX x 20' MAX ( 3.78m MAX x 6.10m MAX )

Currently used as an additional reception and dining area, this large and versatile conservatory offers ample natural light and flexible living space. French-style patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow ideal for relaxing or entertaining.

### Lounge

12' 9" MAX x 16' 5" MAX ( 3.89m MAX x 5.00m MAX )

A generously sized lounge featuring a charming character fireplace as its focal point. A large bay window to the front floods the room with natural light, while soft carpeting throughout adds warmth and comfort.

### Bedroom One

12' 2" MAX x 12' MAX ( 3.71m MAX x 3.66m MAX )

Fitted wardrobes, carpeted throughout, central heating radiator, window looking into the conservatory.

### Bedroom Two

8' 2" MAX x 9' 2" MAX ( 2.49m MAX x 2.79m MAX )

Carpeted throughout, window to the front, central heating radiator.

### Loft

The loft is fully boarded and equipped with both electric lighting and a fitted loft ladder.



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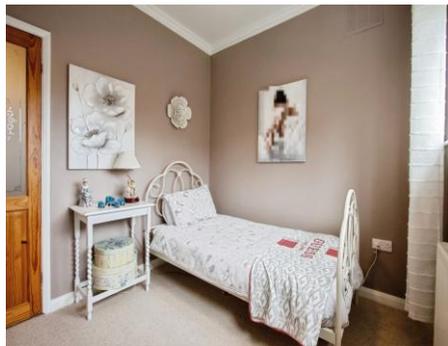
## Lulworth Crescent, Leeds

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- LARGE CONSERVATORY WITH GARDEN ACCESS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111153 - 0004

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