



Talbot Road, Leeds LS8 1HA

welcome to

Talbot Road, Leeds

Located close to the lovely Roundhay Park. The house features two reception rooms, well proportioned rooms, front and rear gardens and driveway. A three bedroom semi detached house well presented and maintained throughout and in a popular residential area.



Entrance Hall

Enter from the front into the welcoming hallway with access to the guest wc.

Guest Wc

Always useful to have in a busy family home with a wc and wall mounted wash hand basin.

Lounge

13' 11" Max x 12' 6" Max (4.24m Max x 3.81m Max)

A bright and airy room having a feature gas fireplace, coving and a bay window to the front allowing a good amount of natural light to flow through.

Dining Room

11' 11" Max x 9' 11" Max (3.63m Max x 3.02m Max)

A separate dining room, perfect for more formal dining and entertaining having an electric fire and a door to the rear giving access to the garden.

Kitchen

9' Max x 8' 4" Max (2.74m Max x 2.54m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above. There is an integrated oven and spaces for a washing machine, dishwasher and fridge. A door to the rear gives access to the garden.

Landing

The stairs rise from the hallway onto the landing with fitted cupboards, doors to three bedrooms, bathroom, wc and access to the loft.

Bedroom One

11' 7" Max x 9' 2" Max (3.53m Max x 2.79m Max)

A double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

11' 11" Max x 8' Max (3.63m Max x 2.44m Max)

A double bedroom positioned to the rear elevation with fitted wardrobes.

Bedroom Three

9' 7" Max x 7' 11" Max (2.92m Max x 2.41m Max)

A single bedroom positioned to the front elevation with space for free standing furniture.

Bathroom

Fully tiled and fitted with a corner bath with shower over and wash hand basin.

Wc

Fully tiled with a wc.

Outside

To the front of the property there is a lawn and a driveway to the side providing off street parking. To the rear, a decked seating area leads off the dining room with a good size lawn beyond.



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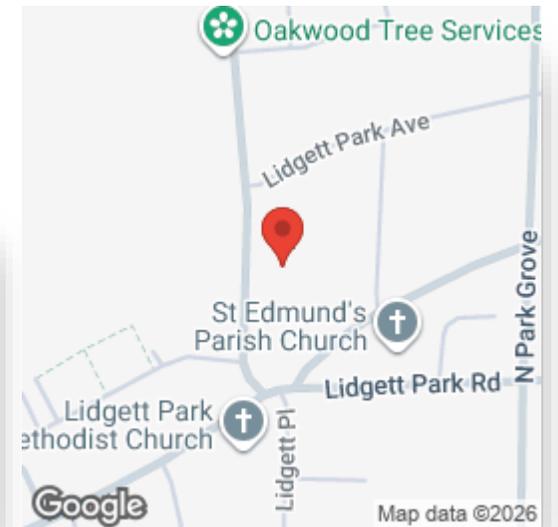
welcome to

Talbot Road, Leeds

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GUEST WC
- FRONT & REAR GARDENS

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

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK108450 - 0008

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