

Mike
Dobson



47 Lulworth Crescent
, Leeds, LS15 8PJ

£245,000

47 Lulworth Crescent

Nestled in the highly sought-after Lulworth Crescent in Leeds, this two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a comfortable home

Upon entering, you will be greeted by a dining kitchen integrated into a side conservatory with built in oven and hob perfect for casual dining or entertaining guests. There is a spacious lounge featuring a delightful bow window that fills the room with natural light. The bungalow boasts two double bedrooms, providing ample space for relaxation. The convenient wet room room is equipped with a shower, a low-level w.c., and a vanity hand wash basin. A new combi-boiler was installed in 2025.

Externally, the property benefits from off-road parking to the side that leads to a detached garage. The rear features a paved and decked seating area, ideal for al fresco dining, and a further lawned garden to the side, perfect for enjoying the outdoors.

Additional features include PVCu windows, ensuring energy efficiency and security, as well as gas central heating for year-round comfort.

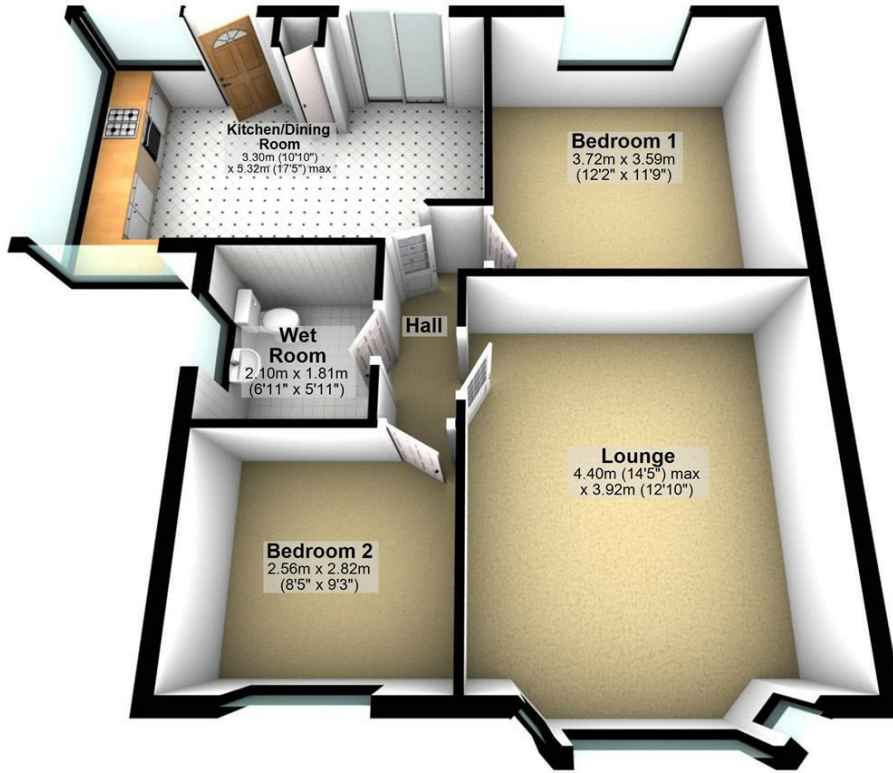
The location is truly exceptional, with excellent transport links via the M1 motorway, providing quick access to Wetherby, York, and Wakefield. Public transport options are conveniently located just a short walk away, including a railway station at Crossgates for a swift commute to Leeds city centre. Furthermore, the new shopping and leisure complex at 'The Springs' and Sainsbury's supermarket at Colton retail park are within walking distance, while Crossgates offers a diverse range of shops, banks, cafes, and bars just a short drive away. This property is not to be missed!





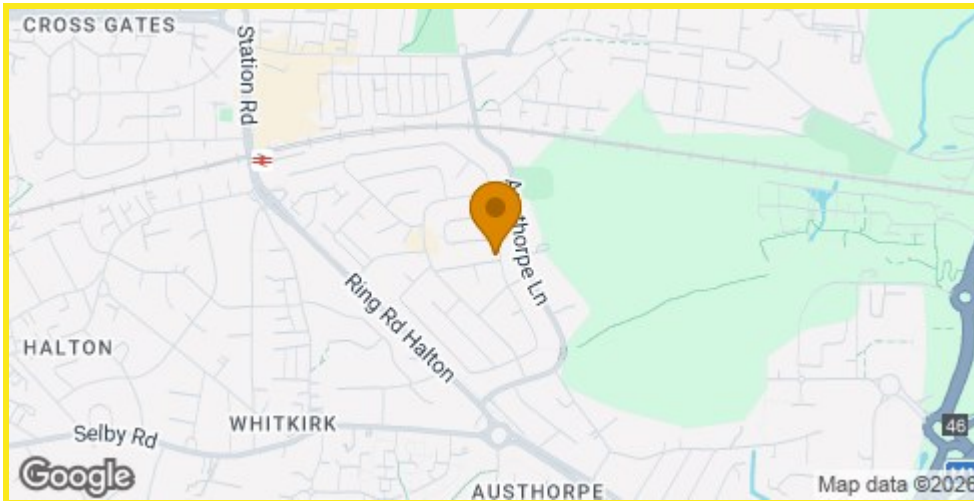
Floor Plan

Ground Floor

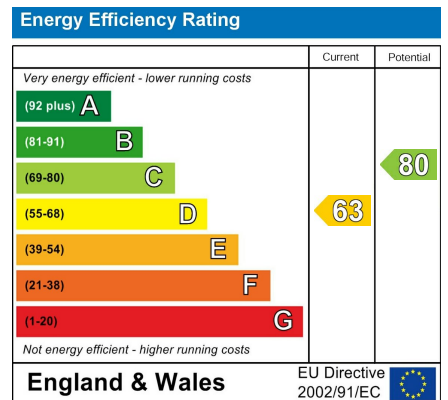


Total area: approx. 63.5 sq. metres (683.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

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