



Marsett Way, Leeds LS14 2DN

welcome to

Marsett Way, Leeds

A spacious detached four-bedroom home featuring three reception rooms and an open-plan dining area and lounge with patio doors leading to the rear garden. The property offers off-street parking via a driveway and garage, plus a well-maintained garden to the rear—perfect for family living.



Ground Floor

Lounge

14' 9" MAX x 17' 3" MAX (4.50m MAX x 5.26m MAX)

Lounge with patio doors into the rear perfect for indoor-outdoor living, wooden flooring throughout.

Dining Room

14' 5" MAX x 8' 6" MAX (4.39m MAX x 2.59m MAX)

Dining room which leads directly into the lounge, wooden flooring throughout.

Reception Room

10' 5" MAX x 12' 8" MAX (3.17m MAX x 3.86m MAX)

Spacious extension that serves perfectly as a fifth bedroom, adding significant living space for larger families. This versatile room can also be adapted as a playroom, home office, or gym, offering flexibility to suit your lifestyle needs with window to the rear and carpeted throughout.

Guest W/C

Guest W/C with washing hand basin.

First Floor

First floor landing giving access to four bedrooms and the family bathroom benefiting from three walk in storage cupboards providing useful storage space.

Bedroom One

12' 4" MAX x 8' 9" MAX (3.76m MAX x 2.67m MAX)

Fitted wardrobes, carpeted throughout, window to the front and central heating radiator.

Bedroom Two

12' 4" MAX x 8' 8" MAX (3.76m MAX x 2.64m MAX)

Fitted wardrobes, carpeted throughout, window to the rear and central heating radiator.

Bedroom Three

6' 1" MAX x 9' 4" MAX (1.85m MAX x 2.84m MAX)

Built in wardrobe space, carpeted throughout, window to the front.

Bedroom Four

6' 2" MAX x 8' 7" MAX (1.88m MAX x 2.62m MAX)

Built in wardrobe space, window to the front.

Bathroom

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, heated towel rail, window to the rear, tiled walls throughout.



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welcome to

Marsett Way, Leeds

- GUIDE PRICE £290,000 - £300,000
- DETACHED FOUR-BEDROOM HOUSE
- SPACIOUS EXTENSION THAT SERVES PERFECTLY AS A FIFTH BEDROOM
- TWO RECEPTION ROOMS
- OPEN-PLAN LOUNGE AND DINING AREA WITH PATIO DOORS TO REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£290.000 - £300.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT108756 - 0006

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