



**Upland Road, Leeds LS8 2SQ**

**welcome to**

**Upland Road, Leeds**

\* NO ONWARD CHAIN\* A three-bedroom semi-detached home offering a range of appealing features, including front and rear gardens, a driveway, and an attached garage. The open-plan kitchen-diner creates a bright and sociable space. This property has all the qualities of a fantastic family home.



## **Upland Road Ground Floor Hallway**

Stepping through the front door, you enter a welcoming hallway enhanced by a side double-glazed window and a neatly fitted radiator.

## **Lounge**

14' Into Bay x 12' 11" Into Recess ( 4.27m Into Bay x 3.94m Into Recess )

The lounge includes a double-glazed bay window to the front, coving along the ceiling, and a fitted radiator. It offers a generous amount of space.

## **Kitchen/ Diner**

18' 10" x 12' 9" ( 5.74m x 3.89m )

The kitchen flows openly into the dining area and is brightened by a large double-glazed window at the rear. There is space available to install an integrated oven and hob, and an extractor fan is already in place. The generous worktop area includes a sink with drainer, and modern spotlights add a contemporary finish to the room. A side door from the kitchen provides direct access to the outdoor space. The dining room offers a bright open-plan space connected seamlessly to the kitchen. French patio doors lead out to the rear garden, bringing in plenty of natural light. Coving along the ceiling adds an elegant touch, complemented by laminate flooring and a fitted radiator that completes the room.

## **First Floor**

### **Bedroom One**

14' Into Bay x 12' 1" Into Recess ( 4.27m Into Bay x 3.68m Into Recess )

Bedroom one benefits from a large double-glazed bay window to the front and includes two fitted radiators. The room is a great sized double, offering plenty of space.

### **Bedroom Two**

11' 11" x 11' 11" Into Recess ( 3.63m x 3.63m Into Recess )

Bedroom two is positioned at the rear of the property and features a large double-glazed window

along with a fitted radiator. It offers another well-proportioned double room with plenty of space .

### **Bedrom Three**

8' 4" x 6' 6" ( 2.54m x 1.98m )

Bedroom three is positioned at the front of the property and includes a double-glazed window and a fitted radiator. It is a well-proportioned single room.

### **Bathroom**

The bathroom features a rear double-glazed window and includes a bath with an overhead shower. A modern floating wall-mounted sink with under-storage and a toilet. The room is finished with fully tiled walls and flooring. Built-in shelving provides additional practical storage and completes this well-designed space

### **Outside**

The front of the property includes a driveway and an attached garage to the side which houses the boiler. The garden is partly paved and partly laid to lawn, offering a practical and attractive approach. A side gate provides access to the rear garden. The rear garden is fully enclosed and offers a generous amount of space with excellent potential for landscaping or further development.



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welcome to

## Upland Road, Leeds

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED
- OPEN PLAN KITCHEN/ DINER WITH FRENCH DOORS TO THE REAR GARDEN
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDEN - THE REAR IS A GREAT SIZE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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