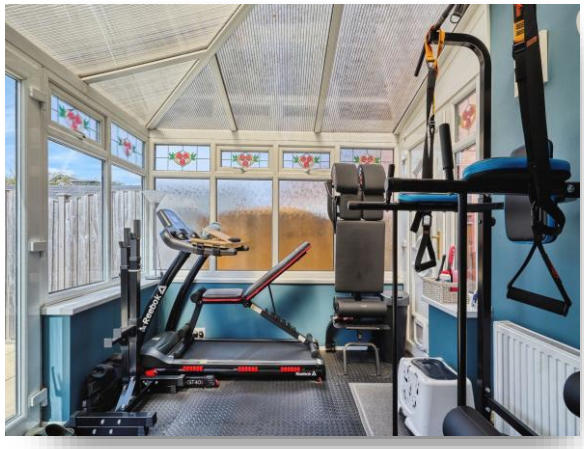
Kelmscott Lane,Leeds LS15 8JP

william
h brown

welcome to

Kelmscott Lane, Leeds

If you're ready to MAKE A MOVE, then why not view this TRADITIONAL style semi detached home! IDEAL for the FAMILY BUYER with it's THREE BEDROOMS, a DINING AREA, plus a CONSERVATORY, this well presented property also includes OFF STREET PARKING and a FANTASTIC rear garden!



Entrance Hall
Having the entrance door to the front aspect, a double glazed window to the side aspect, gas central heating radiator, under stair storage cupboard, and stairs to the first floor landing.

Dining Area
Featuring a double glazed window to the side aspect, a fire place with an electric fire, surround, and hearth, gas central heating radiator, an opening to the kitchen, and double doors leading through to the lounge.

Lounge
Double glazed bay window to the front aspect, and a gas central heating radiator.

Kitchen
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, a gas range style cooker with a five ring gas hob, matching splash back, and a cooker hood over. Also includes tiling to the splash areas, space and plumbing for a washing machine, and space for a free standing fridge freezer. Double glazed window to the rear, and a door leading through to the conservatory.

Conservatory
Currently used as a home gym and of UPVC construction with a brick built base, gas central heating radiator, power points, a single access door to the side, and French doors leading out to the rear garden.

First Floor Landing
With stairs rising from the ground floor and having a double glazed window to the side.

Bedroom One
Double glazed window to the front, and a gas central heating radiator.

Bedroom Two
Double glazed window to the rear, and a gas central heating radiator.

Bedroom Three
Double glazed window to the rear, and a gas central heating radiator.

House Bathroom
Consisting of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a heated towel rail, and a double glazed window to the front.

Loft
With stairs rising from the first floor landing and having a skylight window, gas central heating radiator, and storage to the eaves.

Exterior
Externally the property offers ample off street parking to the front with a low wall boundary, steps up to the front door, and gated access to the side of the property.

To the rear is a well maintained garden space with a patio seating area, lawn, water point and an outdoor power point.

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Kelmscott Lane, Leeds

- Traditional Style Semi Detached Home
- Beautifully Presented Throughout
- Three Bedrooms
- Separate Dining Area & Conservatory
- Additional Loft Space

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

£280,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112124

The Property Ombudsman

Property Ref:
CGT112124 - 0006

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