





**Byland Grange,Leeds LS14 1GD**

william h brown

***welcome to***

## Byland Grange, Leeds

A spacious and well-presented four-bedroom semi-detached home offering versatile accommodation across three floors. Benefiting from a driveway, a generous enclosed rear garden, two bathrooms including an en-suite shower room, and an additional ground floor W.C. Viewing is highly recommended.













**Ground Floor**
**Entrance Hall**
The hallway features a fitted radiator and useful understairs storage.

**W.C**
Features a fitted radiator, wash hand basin and WC.

**Kitchen/Diner**
A spacious kitchen/diner fitted with a range of contemporary wall and base units incorporating complementary work surfaces. The kitchen benefits from an integrated oven, hob with extractor hood over, sink with drainer, and ample space for additional appliances. A front double-glazed window allows plenty of natural light to fill the room, while the generous dining area provides excellent space. The room is further enhanced by tiled flooring and a fitted radiator.

**Lounge**
A spacious rear lounge offering a comfortable and inviting living space, flooded with natural light through rear double-glazed French doors and adjoining side windows. The room provides ample space and benefits from a fitted radiator, and a contemporary media wall with built-in storage. The French doors provide direct access to the rear garden, making this an ideal space for both relaxing and entertaining.

**First Floor**
**Bedroom Two**
A double bedroom featuring a rear double-glazed window, a fitted radiator, and built-in wardrobes providing excellent storage space.

**Bedroom Three**
A double bedroom featuring a front double-glazed window, a fitted radiator, and built-in wardrobes providing excellent storage space.

**Bedroom Four**
A single bedroom with a rear double glazed window and fitted radiator.

**Bathroom**
A modern family bathroom fitted with a three-piece suite comprising a paneled bath with shower and glazed screen, pedestal wash hand basin, and W.C. A front double-glazed window and a fitted radiator. Finished with tiled flooring, and partially tiled walls.

**Second Floor**
**Bedroom One**
A generous front double bedroom featuring a large front double-glazed window and fitted radiator. The room offers ample space for a range of bedroom furniture and benefits from fitted mirrored wardrobes providing excellent storage. This spacious bedroom also enjoys the added convenience of a private en-suite shower room.

**En Suite**
A modern en-suite shower room comprising a shower cubical, pedestal wash hand basin, and W.C. The room benefits from a roof window, tiled flooring, and partially tiled walls, creating a practical and well-presented space that complements the principal bedroom.

**External**
Externally, the property benefits from a driveway to the side providing off-street parking. To the rear is an enclosed, garden featuring a paved patio area directly accessed from the lounge, creating an ideal space. Steps lead down to a generous lawned garden, offering excellent space to enjoy. The garden is enclosed by fencing and enjoys a pleasant open outlook, providing a good degree of privacy.

**Agent Note**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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## Byland Grange, Leeds

- SEMI DETACHED
- FOUR BEDROOMS
- TWO BATHROOM AND ADDITIONAL W.C
- DRIVEWAY TO THE FRONT
- SPACIOUS ENCLOSED REAR GARDEN

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

# £320,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
OAK108912 - 0003

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