



Montagu Crescent, Leeds LS8 2RF

welcome to

Montagu Crescent, Leeds

A three-bedroom semi-detached property benefiting from front and rear gardens, as well as a driveway to the front providing off-street parking. The home requires updating throughout however due to its size and layout, the property offers excellent versatility and potential.



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Montagu Crescent

Ground Floor

Entrance Hallway

The room benefits from a front double-glazed window, a fitted radiator, and carpet flooring throughout.

Lounge

The lounge is an excellent size and benefits from a large double-glazed bay window to the front and wide double-glazed sliding doors to the rear, allowing plenty of natural light throughout the day. It features two large fitted radiators and coving to the ceiling. The generous proportions of the room mean

it could easily be arranged to include a dedicated dining area toward the rear.

Kitchen

Features a rear double-glazed window and a side external door. The kitchen also includes a door leading to a useful storage cupboard. It is fitted with a range of wall and base units, a sink with drainer, and space for under-counter appliances. The boiler is also located within the kitchen.

First Floor

Bedroom One

A well-proportioned double bedroom featuring front double-glazed bay windows and a fitted radiator. The room includes built-in wardrobes and fitted units spanning one wall.

Bedroom Two

A double bedroom featuring a rear double-glazed window and a fitted radiator. The room benefits from built-in wardrobes and additional fitted units.

Bedroom Three

A single bedroom featuring a front double-glazed window and a fitted radiator.

Bathroom

The bathroom includes a rear double-glazed window, a fitted radiator, a bath, and a wash basin.

Toilet

The toilet is a separate room, featuring a side double-glazed window and fully tiled walls.

External

The property benefits from a driveway to the front that continues along the side of the house. There is also a front garden area which requires some tidying. To the rear, the garden is fully enclosed and of an excellent size, featuring a generous patio area, a lawn, and trees along the borders. Although the garden requires maintenance, it offers great potential. A shed is also located at the rear.



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Montagu Crescent, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SEMI DETACHED

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109859 - 0002

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