



Coldwell Road, Leeds LS15 7HA

welcome to

Coldwell Road, Leeds

POPULAR with FAMILIES, FIRST TIME BUYERS & COMMUTERS, Coldwell Road, is set in a convenient location with this SUPERB SEMI on the market at a Guide Price of £200,000 - £210,000! Offering ample OFF STREET PARKING and a REAR GARDEN which is perfect for entertaining, this is a MUST SEE!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor, and built in storage.

Living Room

Featuring patio doors leading out to the rear garden, laminate wood effect flooring, and a gas central heating radiator.

Dining 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, an eye level double oven, gas hob with tiling to the splash areas, and plumbing for a washing machine. Also includes a cupboard housing the dryer, laminate flooring, and a gas central heating radiator. Double glazed window to the front, double glazed window to the rear, and a door also leading out to the rear.

First Floor Landing

With stairs rising from the ground floor and having a window to the front, and a gas central heating radiator.

Bedroom One

With a double glazed window to the rear, built in storage, and a gas central heating radiator.

Bedroom Two

With a double glazed window and a gas central heating radiator.

Bedroom Three

With a double glazed window to the front, built in storage and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, wash hand basin set within a vanity storage unit, and the w.c. Also has tiling, a wall mounted vanity storage unit, vinyl floor tiles, heated towel rail and a double glazed window.

Exterior

Externally the property has a garden space to the front with a double driveway and EV charger, while to the rear is an enclosed garden area with a raised decked seating area, steps down to the lawn, and a garden shed.



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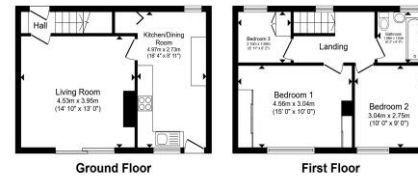
- Guide Price £200,000 - £210,000
- Semi Detached Family Home
- Three Bedrooms
- Off Street Parking & E.V Charger
- Enclosed Rear Garden With Lawn & Decking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£200,000 - £210,000



Total floor area 74.0 m² (797 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and
contenances are approximate. No details are guaranteed. This is not a legal document and does not constitute part of any agreement. No
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Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112276 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)