

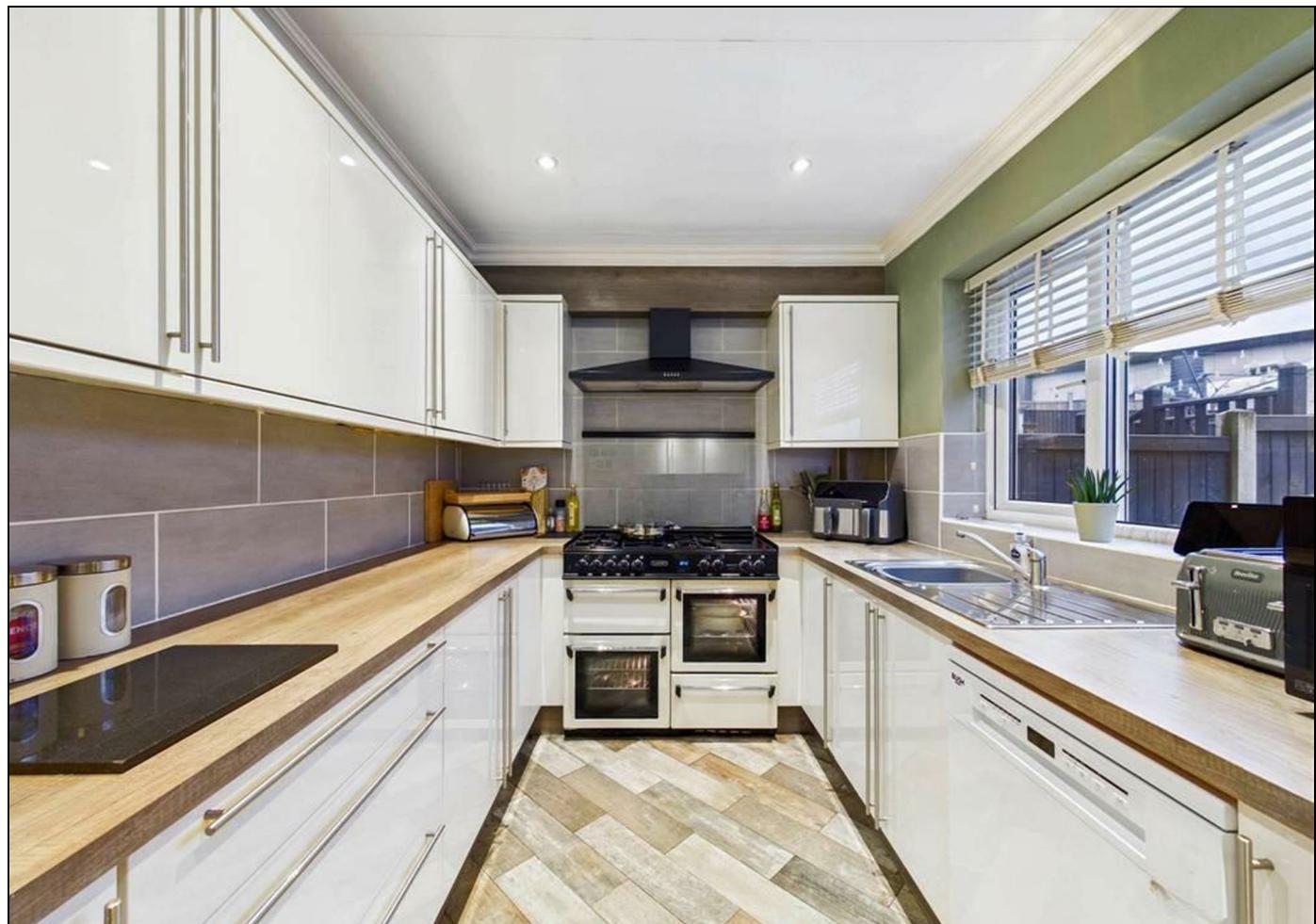
...Your proactive estate agent



Brooklands Close, Leeds, LS14 6SQ
Guide Price £210,000

Park Row

Park Row



Hallway

3.13 x 1.79 (10'3" x 5'10")

Access to utility room and living room. Tiled effect flooring. UPVC double glazed window to the side.

Living Room

4.54 x 4.00 (14'11" x 13'1")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Kitchen

2.41 x 5.95 (7'11" x 19'6")

Modern range of high and low level base units. Integrated extractor hood. Space for cooker. Option to reconnect plumbing for dishwasher. Chrome sink with drainer and chrome mixer taps. Space for American style fridge/freezer. Access door leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.



Utility Room

2.08 x 1.79 (6'10" x 5'10")

Option to reconnect plumbing for washing machine. Tiled effect flooring. UPVC frosted double glazed window to the side elevation.

Landing

0.83 x 2.07 (2'9" x 6'9")

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side.

Main Bedroom

3.81 x 3.63 (12'6" x 11'11")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



Bedroom Two

3.17 x 3.58 (10'5" x 11'9")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.



Bedroom Three

3.15 x 2.26 (10'4" x 7'5")

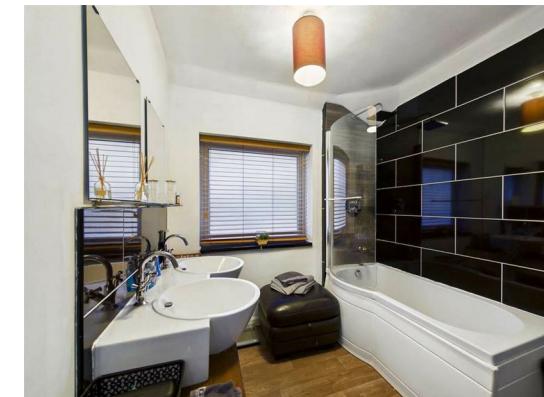
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.



Bathroom

2.87 x 2.28 (9'5" x 7'6")

White suite comprising of WC with low level flush. Panel bath with chrome mixer tap and mains feed shower above. Two wash hand basins with chrome mixer taps over. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear.



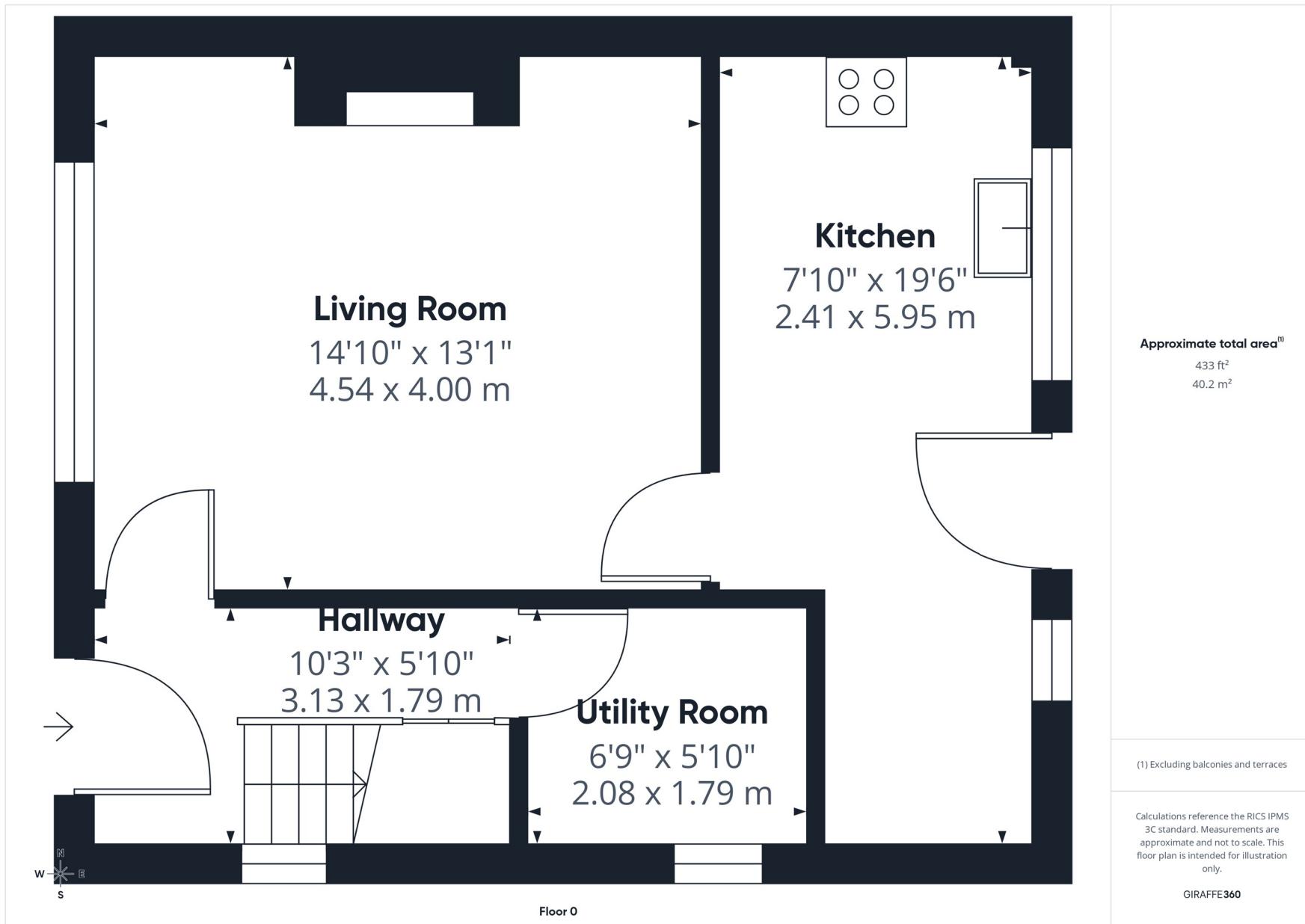


T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Prospective	Current	Prospective
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Band A		Band A	
Band B	84	Band B	
Band C	71	Band C	
Band D		Band D	
Band E		Band E	
Band F		Band F	
Band G		Band G	
More energy efficient - higher running costs		More environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2009/125/EC	

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