



Elm Drive, Leeds LS14 6FQ

welcome to

Elm Drive, Leeds

This UNIQUE DETACHED property features four spacious bedrooms, a modern kitchen/dining area, en-suite master, and a beautifully landscaped rear garden. For sale with NO CHAIN this home offers comfort, style, and convenience. Viewings are highly recommended to appreciate this family home.



Ground Floor

Dining Kitchen

Boasting a spacious kitchen/dining room perfect for entertaining. Kitchen with fully fitted wall and base units, integrated appliances, spotlights, window to the front and rear, French style patio doors giving access into the rear garden.

Lounge

Spacious lounge with French style patio doors to the rear giving access into the rear garden window to the front, lots of natural light flowing within this room.

W.C

Ground floor guest W/C with washing hand basin, tiled walls and flooring throughout, central heating radiator.

First Floor

Bedroom One: En-Suite

Bedroom which is carpeted throughout, central heating radiator, window to the front. En-suite incorporating a three piece suite; walk-in shower, washing hand basin, W/C, window to the front, central heating radiator.

Bedroom Two

Bedroom which is carpeted throughout, central heating radiator, window to the rear.

Bedroom Three

Bedroom which is carpeted throughout, central heating radiator, window to the rear.

Bedroom Four

Bedroom which is carpeted throughout, central heating radiator, window to the front.

House Bathroom

Family bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, spotlights, window to the front.



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welcome to

Elm Drive, Leeds

- Unique Detached Family Home
- Four Bedrooms
- Master Bedroom With En-Suite
- Ground Floor W.C
- Landscaped Rear Garden

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

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111780 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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