



Garland Drive, Leeds LS15 9AT



welcome to

Garland Drive, Leeds

This well-presented end-terrace house offers spacious living with an open-plan lounge and dining area, perfect for modern family life. The property boasts three generously sized bedrooms, a front garden that wraps around to the side and rear, and a private parking space to the rear.



This well-presented end-terrace house offers spacious living with an open-plan lounge and dining area, perfect for modern family life. The property boasts three generously sized bedrooms, a front garden that wraps around to the side and rear, and a private parking space to the rear.

On the ground floor, you're welcomed by a porch leading into a spacious lounge and dining room, which flows seamlessly into the kitchen—ideal for open-plan living and entertaining. Upstairs, the first floor features three well-proportioned bedrooms, a central landing, and a modern shower room.

Ground Floor

Lounge/Dining Room

23' 6" MAX x 8' 8" MAX (7.16m MAX x 2.64m MAX)

Kitchen

10' 3" MAX x 7' 11" MAX (3.12m MAX x 2.41m MAX)

First Floor

Bedroom One

10' MAX x 10' 4" MAX (3.05m MAX x 3.15m MAX)

Bedroom Two

10' 4" MAX x 10' 7" MAX (3.15m MAX x 3.23m MAX)

Bedroom Three

5' 10" MAX x 7' 5" MAX (1.78m MAX x 2.26m MAX)

Shower Room



view this property online williamhbrown.co.uk/Property/CGT111052



welcome to Garland Drive, Leeds

- END-TERRACE HOUSE
- THREE BEDROOMS
- OPEN-PLAN LOUNGE AND DINING AREA
- FRONT GARDEN WRAPPING AROUND TO SIDE AND REAR
- PRIVATE PARKING SPACE TO THE REAR

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

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111052



Property Ref:
CGT111052 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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