



**Burr Tree Drive, LEEDS LS15 9ED**

welcome to

## Burr Tree Drive, LEEDS

LETS DO IT... LETS FALL IN LOVE! If you're in need of single level living accommodation, then this **LINK DETACHED BUNGALOW** is THE ONE for you! Offering **TWO BEDROOMS**, plus a **CONSERVATORY**, this **INCREDIBLE** home is **READY TO MOVE IN TO** and is for sale with **NO CHAIN!**



## **Entrance Hall**

Having the entrance door to the side of the property, a gas central heating radiator, and a built in storage cupboard.

## **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units work surfaces over. Includes a stainless steel sink and drainer, an electric oven and an electric hob, tiling to the splash areas, and a cooker hood over. Also includes plumbing and space for a washing machine, and a double glazed window to the front aspect.

## **Lounge**

With a double glazed window to the front aspect, a feature fire place with a gas fire and surround, plus a gas central heating radiator.

## **Bedroom One**

Having a double glazed window to the rear, fitted wardrobes and dressing table unit, and a gas central heating radiator.

## **Bedroom Two**

Currently dressed as a dining room and having a gas central heating radiator, laminate flooring, and a double glazed door leading through to the conservatory.

## **Conservatory**

Of Upvc construction with a solid roof and a brick built base. Also includes laminate flooring and French doors leading out to the rear garden.

## **Shower Room**

Equipped with a double shower cubicle, a wash hand basin and the w.c. Also includes a wall mounted mirrored vanity unit, a heated towel rail, extractor fan, and tiling to the walls and floor.

## **Exterior**

Externally this well presented bungalow offers a driveway with off street parking and access to the integral garage, plus a well maintained garden space with a lawn and some mature plants and shrubbery.

The the rear is an enclosed garden space with a patio seating area, and steps leading up to the lawn which also has planted borders.

## **Garage**

An attached single garage featuring an up and over door, power. lighting and an access door to the rear.



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## Burr Tree Drive, LEEDS

- Link Detached Bungalow
- Two Bedrooms
- Solid Roof Conservatory
- Beautifully Presented Throughout
- Ready To Move In To

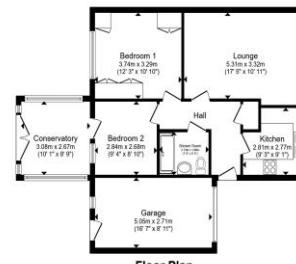
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

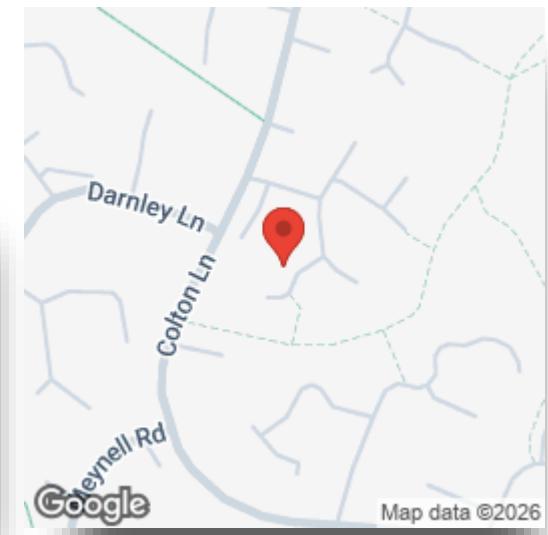
**£275,000**



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Total floor area 80.5 m<sup>2</sup> (867 sq ft) approx  
The floor plan is for illustration purposes only and is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or inaccuracy. It is the responsibility of the buyer to satisfy themselves as to the correctness of each measurement, description and details given.



Please note the marker reflects the postcode not the actual property



Property Ref:  
CGT111495 - 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



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