



**Silkstone Way, Leeds LS15 8TN**



**welcome to**

**Silkstone Way, Leeds**

DO YOU believe in LOVE AT FIRST SIGHT? Once you step through the door or this FABULOUS HOME, you certainly will! For sale with NO CHAIN, this WELL PROPORTIONED family home is READY TO MOVE IN TO, and features a CONSERVATORY, OFF STREET PARKING plus a GARAGE!



### **Entrance Hall**

Having the entrance door to the front aspect, stairs to the first floor landing, a door to the lounge and a door to the ground floor w.c.

### **W.C**

Equipped with the low level flush w.c, a wash hand basin, and a double glazed window to the front.

### **Lounge**

Having a double glazed bay window to the front aspect, a fire place with a wall mounted electric fire, 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, a gas hob with splash back, and a cooker hood over. Also includes an integrated dishwasher, a useful under stair storage cupboard, a double glazed window to the rear, gas central heating radiator, a door leading into the integral garage and patio doors leading through to the conservatory.

### **Conservatory**

Of Upvc construction with double glazed French doors leading out to the garden.

### **First Floor Landing**

With stairs rising from the ground floor and having a useful built in airing cupboard. Providing access to the majority boarded loft space with a built in ladder and light.

### **Bedroom One**

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

### **Bedroom Two**

Double glazed window to the rear, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the front, a built in

wardrobe and a gas central heating radiator.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, and a wash hand basin plus the w.c set within a vanity storage unit. Part tiled walls, a heated towel rail, and a double glazed window to the rear aspect.

### **Exterior**

Externally the property has a lawned garden area to the front with a driveway providing off street parking for 2 cars side by side and giving access to the single attached garage. To the rear is an enclosed garden space which is mostly laid to lawn with planted borders and a patio seating area.

### **Garage**

Featuring an up and over electric door to the front and a door to the rear leading onto the rear garden.



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welcome to

## Silkstone Way, Leeds

- Detached Family Home
- Three Bedrooms
- No Chain
- Ground Floor W.C
- Well Presented Throughout

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

£335,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111512 - 0004

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