



Silkstone Way, Leeds LS15 8TN

welcome to

Silkstone Way, Leeds

DO YOU believe in LOVE AT FIRST SIGHT? Once you step through the door of 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

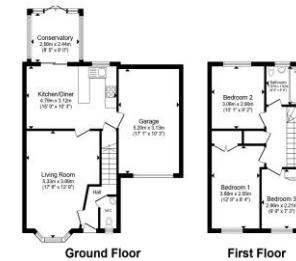
Tenure: Freehold EPC Rating: D

Council Tax Band: D

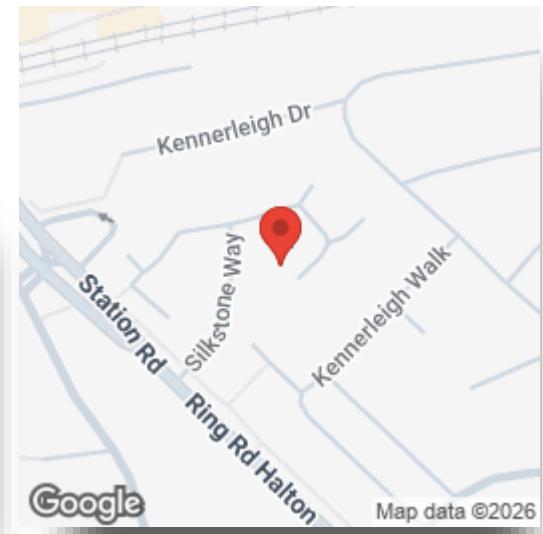
£335,000



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Total floor area 102.3 m² (1,101 sq ft) approx.
This floor plan is for planning purposes only and is not to scale. Any measurements, room sizes (including any fitted floor areas), 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 errors, omissions or inaccuracy. A plan must be given to our head office. Powered by www.propertyfile.co.uk



Please note the marker reflects the postcode not the actual property



Property Ref:
CGT111512 - 0004

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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