



Ringwood Drive, Leeds LS14 1AP

welcome to

Ringwood Drive, Leeds

A very well-presented and welcoming three-bedroom semi-detached home benefits from a driveway and garage, along with an impressive and beautifully maintained rear garden offering generous outdoor space. Inside, the property features a spacious accommodation including a loft room.



Ringwood Drive Ground Floor Entrance Hallway

The entrance hallway is a well-presented space featuring a front double-glazed window and a fitted radiator. It also benefits from built-in under-stairs storage, providing excellent additional space, and is finished with modern laminate flooring.

Lounge

The lounge is a welcoming space featuring front double-glazed bay windows and a fitted radiator, with laminate flooring and coving to the ceiling adding a stylish finish. A beautiful archway separates the lounge and dining room, allowing the two areas to remain distinct while still flowing together seamlessly.

Dining Room

The dining room sits at the rear of the property and features a large double-glazed rear window and a fitted radiator. The space is well presented, finished with laminate flooring and coving to the ceiling.

Kitchen

The kitchen features three double-glazed windows and an external door, all providing plenty of natural light. It offers a range of wall and base units with a good amount of worktop space incorporating a sink and drainer. There is space for free-standing appliances.

First Floor Bedroom One

Bedroom One is a well-sized double room featuring large double-glazed bay windows to the front and a fitted radiator. Built-in fitted wardrobes span an entire wall, providing excellent storage. The room is finished with modern laminate flooring.

Bedroom Two

Bedroom Two is a spacious double room featuring a rear double-glazed window and a fitted radiator. The room includes built-in cupboards and wardrobes, providing excellent storage, and is finished with

modern laminate flooring.

Bedroom Three

Bedroom Three is a single room positioned at the front of the property, featuring a double-glazed window and a fitted radiator.

Bathroom

The bathroom features a rear double-glazed window and a fitted radiator. This modern space benefits from a bath, wash basin, toilet, and a separate shower cubicle.

Loft Room

The property benefits from a spacious loft, which also includes useful eaves storage around the perimeter.

External

To the front of the property is a low-maintenance pebbled area alongside a driveway. A gate at the side of the home provides access to the side of the house and the large detached garage which features remote controlled roller door and includes various double electric sockets and lighting. A further gate leading through to the impressive rear garden which is approximately 80foot long!

At the rear, there is a patio seating area overlooking a large, spacious green area with planted trees. Further down the garden is an additional pebbled section featuring further seating areas and planted trees and a greenhouse. It is a generous and beautifully presented outdoor space.



view this property online williamhbrown.co.uk/Property/OAK109793



welcome to

Ringwood Drive, Leeds

- SEMI DETACHED
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- WELL PRESENTED THROUGHOUT
- IMPRESSIVE REAR GARDEN - OFFERING AMPLE OUTDOOR SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAK109793](https://www.williamhbrown.co.uk/Property/OAK109793)



Property Ref:
OAK109793 - 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 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 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk