



**Lawrence Gardens, Leeds LS8 3EX**

**welcome to**

## **Lawrence Gardens, Leeds**

We are delighted to present this spacious and versatile 3/4-bedroom semi-detached bungalow, complete with off-street parking for multiple vehicles and a rear garage. Fully renovated throughout, the property offers a stylish and contemporary living space.



## **Lawrence Gardens Entrance Porch**

As you step through the front of the property, the porch welcomes you and leads into the kitchen.

## **Kitchen**

The kitchen is fitted with a side double-glazed window and a side door providing access to the side and rear of the property. It benefits from modern spotlights and tiled flooring, with an excellent range of wall and base units offering ample storage. A sink with drainer is installed, along with plumbing for a washing machine. The kitchen also includes an integrated oven, gas hob, and extractor fan. A breakfast bar adds a practical and social touch, while the overall space feels bright and airy.

## **Lounge Front**

The first lounge is positioned at the front of the property and boasts a double-glazed bay window along with a fitted radiator. This generously sized room is finished with carpet flooring and modern spotlights, creating a comfortable and inviting living space.

## **Lounge Rear**

The second lounge is located at the rear of the property and features a double-glazed window along with a fitted radiator. The room is finished with laminate flooring, offering a practical and modern living space.

## **Shower Room**

The ground-floor shower room is finished to a modern standard, featuring ceiling spotlights and a fitted radiator. It is fully tiled on both the walls and floor, and includes a toilet and wash basin.

## **Bedroom Three**

Situated on the ground floor at the rear of the property, Bedroom Three offers a comfortable living space with a double-glazed window and fitted radiator. This well-sized room is finished with carpet flooring.

## **Bedroom One**

Bedroom One is located on the first floor and benefits from the additional feature of a private en-suite. This generously sized room includes a side double-glazed window and two ceiling windows. It also offers useful eaves storage and built in wardrobes, providing ample space for belongings. The room is completed with comfortable carpet flooring.

## **En Suite**

Bedroom One benefits from a private en-suite, featuring a ceiling-mounted double-glazed window. The en-suite is finished with tiled walls and flooring, modern spotlights, and includes a walk-in shower, toilet, and wash basin—offering both style and functionality.

## **Bedroom Two**

Bedroom Two is located at the rear of the property on the first floor. It benefits from two double-glazed windows and a fitted radiator, creating a bright and comfortable space. The room is well-proportioned and finished with laminate flooring.

## **Bathroom First Floor**

The first-floor bathroom is finished to a modern standard, featuring ceiling spotlights and a fitted radiator. It includes a bath with an overhead electric shower, a toilet, and a wash basin. The room is fully tiled on both the walls and floor, creating a sleek and easy-to-maintain space.

## **Outside**

To the front, the property provides generous off-street parking for multiple vehicles. At the rear, you'll find a detached garage and a private enclosed garden, which is partly paved and offers excellent potential for landscaping or outdoor entertaining.



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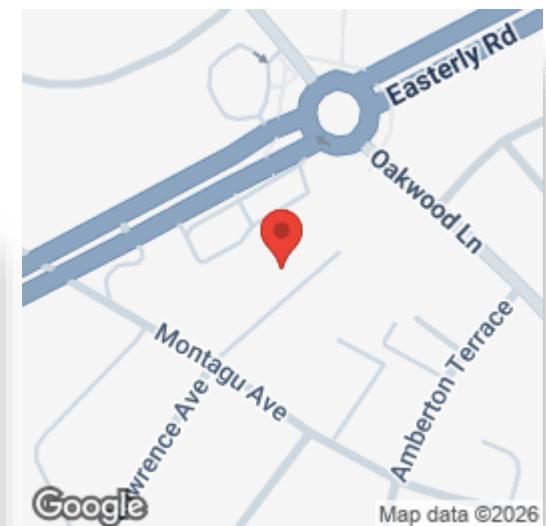
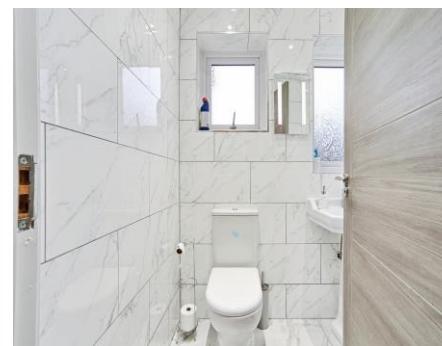
- SEMI BUNGALOW
- DRIVEWAY FOR MULTIPLE VEHICLES
- GARAGE TO THE REAR
- VERSATILE 3 / 4 BEDROOM
- THREE BATHROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£325,000**



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