



**Lawns Drive, Leeds LS12 5RJ**

**welcome to**

**Lawns Drive, Leeds**

GUIDE PRICE £230,000 - £240,000. Stylish three-bed semi fully modernised with a new heating system and fresh carpets throughout. It boasts a spacious lounge, garage, and a private rear garden. New radiators.



## Property Information

This beautifully presented three-bedroom semi-detached home on Lawns Drive offers a perfect blend of modern upgrades and comfortable living. Recently benefiting from a brand-new heating system, and new radiators installed upstairs, the property ensures energy efficiency and peace of mind. Inside, you'll find new carpets throughout, adding a fresh and cosy feel to every room. The spacious lounge provides an ideal setting for relaxing or entertaining, while the rear garden offers a private outdoor space perfect for families or keen gardeners. Additional features include a garage, providing secure parking or extra storage. This is a fantastic opportunity to own a stylish home in a sought-after location.

### Entrance Hall

The entrance hall features a radiator and a double-glazed window to the front, offering a warm and bright welcome into the home.

### Lounge

15' max x 13' max ( 4.57m max x 3.96m max )

The lounge features laminate flooring, a media wall, and a double-glazed window to the rear, with a radiator for comfort and access to the rear porch for added convenience.

### Kitchen

14' 1" max x 8' 9" max ( 4.29m max x 2.67m max )

The kitchen is fitted with a gas hob, electric oven, wash basin, and a storage cupboard, complemented by laminate flooring, spotlights, a radiator, and a double-glazed window to the front, creating a bright and functional cooking space.

### Landing

The landing is fitted with carpet, includes a radiator and storage cupboard, and is brightened by a double-glazed window to the side.

### Bedroom One

12' 5" max x 8' 6" max ( 3.78m max x 2.59m max )

Bedroom One features wall panelling, carpet

flooring, a part-fitted wardrobe, and a socket behind the TV—with a double-glazed window to the rear bringing in plenty of natural light.

### Bedroom Two

11' 7" max x 8' 7" max ( 3.53m max x 2.62m max )

Bedroom Two includes carpet flooring, a radiator, and a double-glazed window to the front, creating a cosy and bright space.

### Bedroom Three

9' 7" max x 6' max ( 2.92m max x 1.83m max )

Bedroom Three is finished with carpet flooring, a radiator, and a double-glazed window to the front, making it a cosy and practical space.

### Bathroom

6' 3" max x 5' 9" max ( 1.91m max x 1.75m max )

The bathroom features a bath with shower over, recently regouted and resealed for a fresh finish, along with a WC, wash basin, radiator, and a double-glazed window to the front for natural light and ventilation.

### Loft Space

The loft space is partly boarded and fully insulated, housing the boiler and offering potential for storage or future conversion.

### Rear Porch

The rear porch includes electrics and a radiator, offering a practical transition space with added warmth and utility.

### Rear Garden

The rear garden features low-maintenance astro turf, a patio area ideal for outdoor seating, and access to a public right of way at the back, offering both privacy and convenience.

### Outbuilding

17' 7" max x 9' 8" max ( 5.36m max x 2.95m max )

The outbuilding includes a garage with electricity and a pull door, making it ideal for secure storage, a workshop, or utility space.



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## Lawns Drive, Leeds

- GUIDE PRICE £230,000 - £240,000
- Garage
- Private garden
- Spacious lounge
- Viewing advised

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

guide price

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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