



**Lawrence Road, Leeds LS8 3HT**

**welcome to**

**Lawrence Road, Leeds**

A three-bedroom semi-detached home features off-street parking for multiple vehicles and a single detached garage to the rear, complemented by a private enclosed garden. An additional feature includes loft space. Property is situated in a prime location near the expansive greenery of Roundhay Park.



## Lawrence Road Entrance Hall

The entrance is fitted with a double-glazed UPVC front door and finished with laminate flooring.

## Lounge

18' 10" Into bay x 10' 4" Into recess ( 5.74m Into bay x 3.15m Into recess )

The lounge features a double-glazed front bay window and a rear double-glazed window and door, bathing the room in natural light throughout. It includes a fitted radiator and an electric fire and is finished with laminate flooring.

## Kitchen

12' x 8' 4" ( 3.66m x 2.54m )

The kitchen includes a convenient understairs cupboard housing the fuse box. At the rear, two double-glazed windows and a UPVC door giving access to the garden. It is fitted with a sink and drainer and a range of floor to ceiling units with adequate storage, plumbing for both a washing machine and a slimline dishwasher, and features an electric hob with glass splashback, oven, and extractor fan. There is also an integrated fridge freezer. A compact breakfast bar offers a casual dining space.

## Landing

This space features a double-glazed side window and is finished with carpet flooring. A loft hatch with pull-down ladders provides convenient access to additional storage above.

## Bedroom One

9' 11" Into bay x 8' 5" ( 3.02m Into bay x 2.57m )

Bedroom One features a rear double-glazed bay window, a fitted radiator, and is finished with carpet flooring.

## Bedroom Two

8' 10" x 10' 5" Wardrobes ( 2.69m x 3.17m Wardrobes )

Bedroom Two features a double-glazed rear window, a fitted radiator, and is finished with carpet flooring. It also benefits from built-in cupboards, providing

practical storage space.

## Bedroom Three

6' 11" x 8' 10" ( 2.11m x 2.69m )

Bedroom Three features a double-glazed front window and is fitted with an electric radiator.

## Bathroom

The modern bathroom was newly fitted in 2024 features a double-glazed front window and a stylish L-shaped bath with an overhead waterfall dual shower. It includes a vanity unit with sink and a toilet, complemented by tiled flooring and splashbacks. Built-in storage cupboards also house the boiler, offering practical functionality. Additionally is an electric extractor fan.

## Loft Space

5' 4" x 13' 5" ( 1.63m x 4.09m )

The loft is accessed via an internal hatch with pull-down FAKRO ladders and offers a comfortable space with carpet flooring and a double-glazed window. It includes built-in storage cupboards, lighting, and power sockets, making it an ideal setting for a home cinema or games room..

## Outside

The property benefits from off-street parking at the front for multiple vehicles, while to the rear you'll find a fully enclosed garden, predominantly laid to lawn. A single detached garage provides additional convenience and storage.



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## Lawrence Road, Leeds

- THREE BEDROOM
- OFF STREET PARKING
- DETACHED GARAGE
- LOFT SPACE
- ENCLOSED REAR GARDEN

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

# £250,000



Please note the marker reflects the  
postcode not the actual property

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