

...Your proactive estate agent



**Brooklands Close, Leeds, LS14 6SQ**  
**Guide Price £210,000**



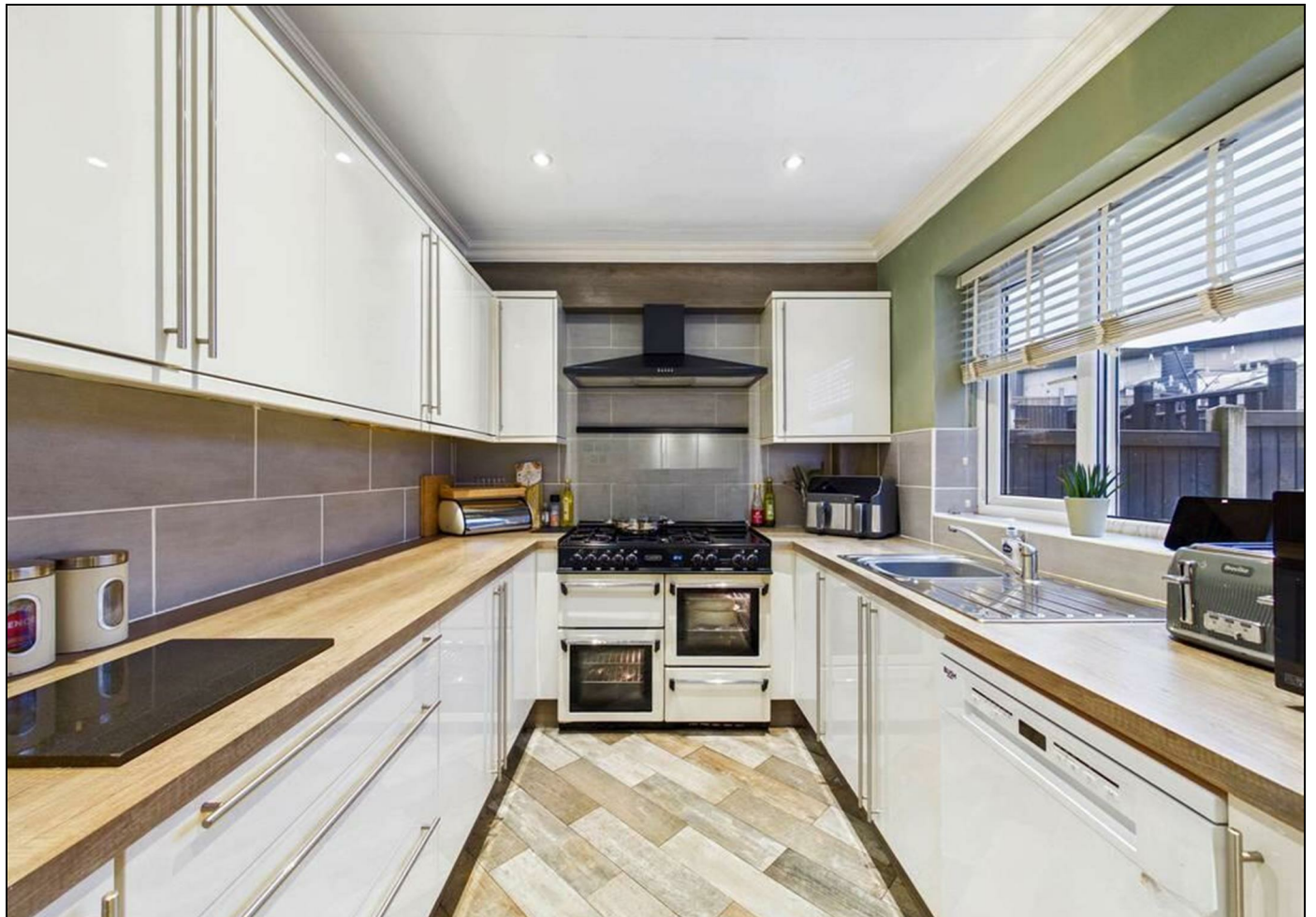
A well-proportioned three-bedroom semi-detached property, occupying a desirable corner position in the sought-after area of Seacroft.

The property benefits from gardens to the front, side and rear, along with a driveway providing off-street parking. Internally, the accommodation is spacious and well laid out, comprising two generous double bedrooms and one single bedroom. To the ground floor, there is a lounge, kitchen diner and a separate utility room, offering practical family living space.

The rear garden further enhances the appeal, featuring a selection of outbuildings ideal for garage storage, workshop use or a summer house.

Conveniently located close to local schools, shops and amenities, the property also enjoys excellent transport links to surrounding areas.

This home would suit a wide range of buyers, and an internal inspection is strongly recommended to fully appreciate the space and potential on offer.



### Hallway

**3.13 x 1.79 (10'3" x 5'10")**

Access to utility room and living room. Tiled effect flooring. UPVC double glazed window to the side.

### Living Room

**4.54 x 4.00 (14'11" x 13'1")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



### Kitchen

**2.41 x 5.95 (7'11" x 19'6")**

Modern range of high and low level base units. Integrated extractor hood. Space for cooker. Option to reconnect plumbing for dishwasher. Chrome sink with drainer and chrome mixer taps. Space for American style fridge/freezer. Access door leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.



### Utility Room

**2.08 x 1.79 (6'10" x 5'10")**

Option to reconnect plumbing for washing machine. Tiled effect flooring. UPVC frosted double glazed window to the side elevation.

### Landing

**0.83 x 2.07 (2'9" x 6'9")**

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side.

### Main Bedroom

**3.81 x 3.63 (12'6" x 11'11")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



### Bedroom Two

**3.17 x 3.58 (10'5" x 11'9")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.



### Bedroom Three

**3.15 x 2.26 (10'4" x 7'5")**

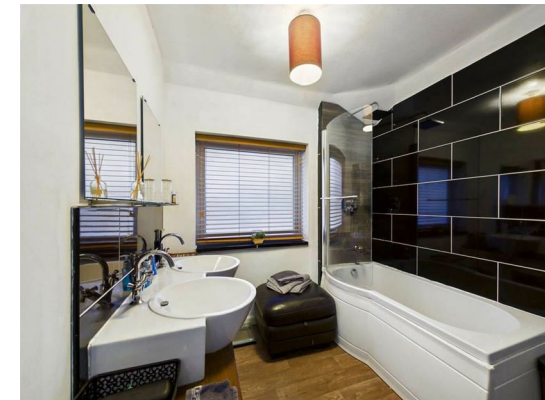
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

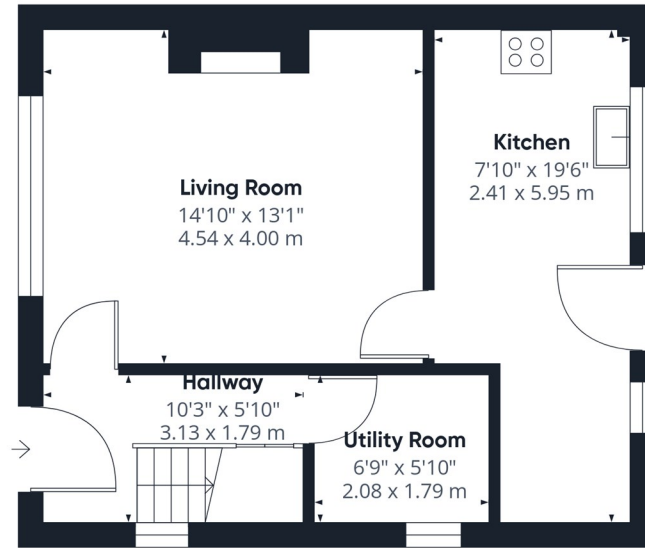


### Bathroom

**2.87 x 2.28 (9'5" x 7'6")**

White suite comprising of WC with low level flush. Panel bath with chrome mixer tap and mains feed shower above. Two wash hand basins with chrome mixer taps over. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear.





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
835 ft<sup>2</sup>  
77.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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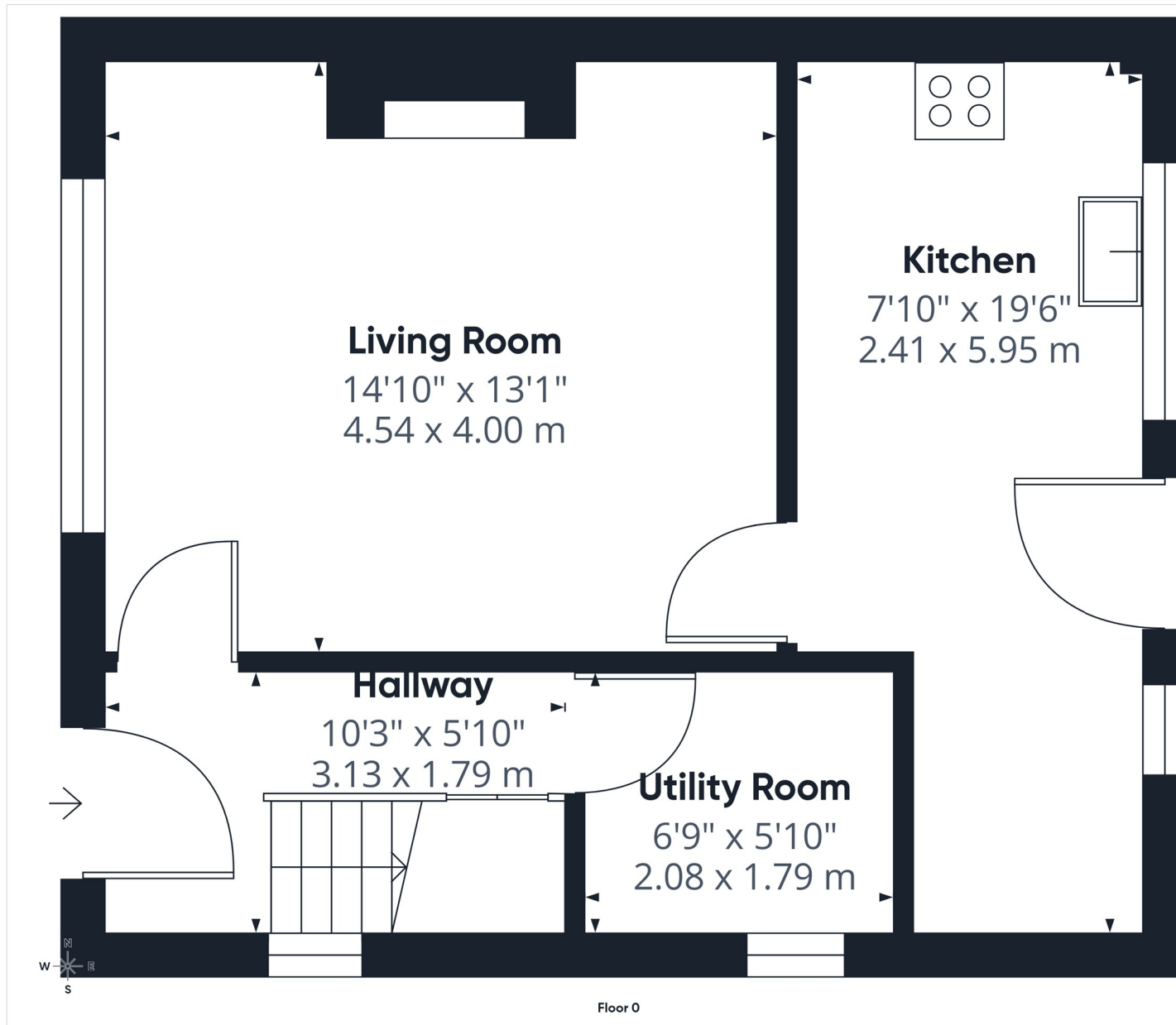
T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





Approximate total area<sup>(1)</sup>  
433 ft<sup>2</sup>  
40.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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