



**Biddenden Road, Leeds LS15 8XD**

**welcome to**

**Biddenden Road, Leeds**

JUST bring your things and MOVE IN! At a Guide Price of £350,000 - £360,000 this IMPECCABLE detached home is IDEAL for the FAMILY BUYER and is for sale with NO CHAIN! READY TO MOVE INTO, this much loved property has ALL THE MODERN FEATURES one would expect from such an IMPRESSIVE HOME!



### **Entrance Hall**

Having the entrance door to the front aspect, a gas central heating radiator, a double glazed window to the side aspect, and stairs to the first floor landing.

### **W.C**

A ground floor w.c equipped with a wash hand basin, the low level flush w.c, and a double glazed window to the front aspect.

### **Lounge**

Featuring a double glazed window to the front aspect, a media wall with inset electric fire, and a gas central heating radiator.

### **Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an inset sink with drainer, built in oven and microwave, plus an induction hob with an extractor fan. Integral appliances include the washer and a dryer. plus the dishwasher, and the full size fridge. Cupboard housing the gas central heating boiler. Gas central heating radiator to the dining area, double glazed window to the side, double glazed window to the rear, and a composite door leading out to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side aspect.

### **Bedroom One**

With two double glazed window to the rear aspect, a gas central heating radiator, and fitted wardrobes, Access hatch to the loft with a pull down loft ladder.

### **Bedroom Two**

Double glazed window to the front aspect, wardrobe, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the front aspect, a gas central heating radiator, and a built in storage cupboard with hanging rail.

### **House Bathroom**

Equipped with a four piece bathroom suite which includes a bath mixer tap, a corner shower cubicle, wash hand basin with a mirror above, and the w.c. Also features a heated towel rail, tiling to all visible areas, and a wall mounted storage unit. Double glazed window to the side aspect.

### **Exterior**

Set on a good size plot, this incredible detached home offers a block paved driveway to the front which then extends to the side and rear of the property.

To the rear is an enclosed garden space with a block paved patio seating area, raised borders, an a lawn. Access to the detached garage.

### **Garage**

A single detached garage with power, lighting, and an up and over door.



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welcome to

## Biddenden Road, Leeds

- Guide Price £350,000 - £360,000
- Detached Family Home
- Beautifully Presented Throughout
- Modern Dining Kitchen
- Block Paved Driveway For Off Street Parking

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

guide price

**£350,000 - £360,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111545 - 0005

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