



**Foundry Mill Gardens, Leeds LS14 6RG**

**welcome to**

**Foundry Mill Gardens, Leeds**

LOOKING FOR A PLACE to call HOME? Then come book a viewing of this property that HAS IT ALL! EXTENDED out to the rear to create a SPACIOUS ground floor, this IMPRESSIVE semi detached property is READY TO MOVE IN TO and includes OFF STREET PARKING & a rear garden made for entertaining!



### **Entrance Hall**

Having the glazed door to the front with a glazed door panel to the side, and stairs to the first floor landing.

### **Lounge**

With a double glazed window to the front aspect, a media wall with inset electric fire. Gas central heating radiator, and double doors leading through to the snug.

### **Snug**

Fitted with skylight windows to the rear aspect, a breakfast bar with inset one and a half bowl sink, vertical gas central heating radiator, tiling to the floor, double glazed windows to the rear, and a door leading out to the rear garden.

### **Kitchen**

Comprising of a modern fitted kitchen with a range of high gloss units with work surfaces over. Includes an eye level double oven, gas hob with matching splash back, and a cooker hood unit over. Also includes a built in storage cupboard, plumbing for a washing machine and for a dishwasher, and an opening to the snug.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side and built in storage cupboard.

### **Bedroom One**

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

### **Bedroom Two**

Double glazed window to the rear, and a gas central heating radiator.

### **Dressing Room / Office**

Currently used as a dressing room and having a double glazed window to the front.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit and mirror above, plus the w.c. Also has tiling to the walls, a gas central heating radiator, double glazed window to the side and a double glazed window to the rear.

### **Exterior**

Externally the property has a blocked paved driveway to the front, while to the rear is a tiered garden space with a patio area, steps up to a lawn where the pergola with retractable cover, and the access to the summer house can be found.

### **Summer House**

Ideal for entertaining and having windows to the front aspect, this summer house has a bar area, lighting, and power points.

### **Please Note**

The property is on non-standard construction (Livett Cartwright). Please speak to the branch for further details.



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## Foundry Mill Gardens, Leeds

- Extended Semi Detached Home
- Two Double Bedrooms
- Additional Dressing Room / Office
- Well Presented Throughout
- Driveway For Off Street Parking

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

**£250,000**



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Property Ref:  
CGT112234 - 0002

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Please note the marker reflects the  
postcode not the actual property