



**Nesfield View, Leeds LS10 3LA**

**welcome to**

## **Nesfield View, Leeds**

GREAT FTB/YOUNG FAMILY HOME, TWO BEDROOM SEMI DETACHED, LIVING ROOM, SPACIOUS KITCHEN, HOUSE BATHROOM, OFF STREET PARKING, GARDENS to the front and rear.

### **Side Entrance Porch**

uPVC double glazed door to the side, uPVC double glazed windows.

### **Entrance Hall**

Door to the front, stairs leading to the first floor landing.

### **Living Room**

18' 8" x 10' 7" ( 5.69m x 3.23m )

uPVC double glazed window to the front, gas central heating radiator, gas heater, uPVC double glazed sliding doors to the rear.

### **Kitchen**

12' 7" MAX x 13' 7" MAX ( 3.84m MAX x 4.14m MAX )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven with gas hob, space for washing machine and fridge freezer, storage cupboard, gas central heating radiator, uPVC double glazed window to the rear and side.

### **First Floor Landing**

uPVC double glazed window to the side, storage cupboard, loft access.

### **Bedroom One**

9' 6" x 17' 11" ( 2.90m x 5.46m )

Two uPVC double glazed windows to the front, fitted wardrobes, gas central heating radiator.

### **Bedroom Two**

8' 10" MAX x 14' 11" ( 2.69m MAX x 4.55m )

uPVC double glazed window to the rear, fitted wardrobes, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the rear and side.

### **Exterior**

Driveway to the front with garden area and to the rear is a lawned garden with paved area, having mature trees and fence boundaries.





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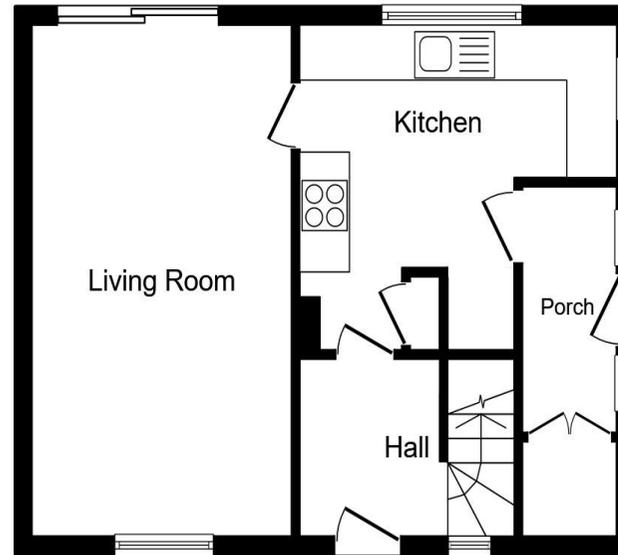
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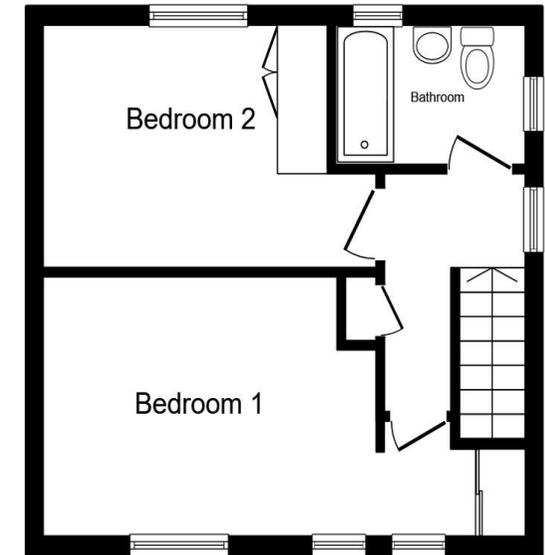
- Two bedroom semi detached accommodation
- Gardens to front and rear
- Off street parking
- Perfect FTB/young family home
- Good access to motorway links

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

**£160,000**



Ground Floor



First Floor

Total floor area 71.7 m<sup>2</sup> (771 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MLY111540 - 0003

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 **william h brown**  
Incorporating  
**Porter  
Glenny**



**0113 253 7100**



[Morley@williamhbrown.co.uk](mailto:Morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West  
Yorkshire, LS27 9BP



[williamhbrown.co.uk](http://williamhbrown.co.uk)