



Johnston Street, Leeds LS6 2NQ

welcome to

Johnston Street, Leeds

Spacious three-bedroom mid-terrace home arranged over three floors, featuring three double bedrooms, a modern kitchen/diner, lower ground floor living room, conservatory, private rear garden and off-street parking. Ideally located close to local amenities, schools and transport links.



Ground Floor Porch

A great space for shoes and boots and access to the hallway.

Kitchen/Diner

A stunning kitchen/diner, beautifully appointed with a comprehensive range of modern high-gloss wall and base units complemented by extensive work surfaces and stylish tiled splashbacks. Integrated appliances include double ovens, a gas hob with extractor hood above and ample storage throughout. The dining area offers generous space for a large family dining table and chairs, making it the perfect setting for everyday family meals and entertaining guests. Finished with attractive décor, feature lighting and modern flooring, this impressive room forms the heart of the home and provides a wonderful social space for modern family living.

Shower Room

Comprising a spacious walk-in shower enclosure, WC and a wash hand basin, the room offers both comfort and practicality. A chrome heated towel rail, recessed lighting and useful fitted display shelving enhance the space, while the neutral décor creates a bright and sophisticated finish.

Lower Ground Floor Living Room

A superb lower ground floor living room, beautifully presented. This spacious reception room provides an excellent space for relaxing and entertaining, featuring contemporary décor, stylish flooring and an eye-catching media wall creating a fantastic focal point. Large sliding patio doors flood the space with natural light and open into a bright conservatory.

Conservatory

A fabulous conservatory providing a versatile additional reception space and enjoying an abundance of natural light through extensive glazing and two large roof lanterns. This impressive room offers ample space for a range of seating or family furniture, making it ideal as a second sitting room,

playroom or entertaining area.

Bedroom Three

A spacious lower ground floor double bedroom, well presented throughout and benefitting from a range of fitted wardrobes providing excellent storage.

First Floor

Bedroom One

A double bedroom situated on the first floor, offering comfortable and versatile accommodation. There is ample space for a double bed along with additional bedroom furniture, making it ideal as a guest room, children's bedroom or home office if required.

Bedroom Two

A further generous double bedroom, beautifully proportioned and offering excellent versatility for growing families. The room benefits from ample floor space for a double bed and additional furniture, with windows allowing plenty of natural light to create a bright and welcoming environment.

Wc

Fitted with a WC and a contemporary wash hand basin with vanity storage beneath. Finished with modern tiling to the walls and floor, the room is both stylish and practical, providing convenient facilities for family living and visiting guests.

Externally

A driveway to the front provides off street parking. The rear garden has been designed with ease of maintenance in mind, providing an attractive outdoor space for the whole family to enjoy. A generous decked seating area offers the perfect setting for outdoor dining, entertaining and relaxing, while the artificial lawn creates a practical and child-friendly space that can be enjoyed throughout the year.

Shed

A useful outdoor storage shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Johnston Street, Leeds

- **GUIDE PRICE £240,000 - £250,000**
- MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- ARRANGED OVER THREE FLOORS
- OFF STREET PARKING

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

guide price

£240,000 - £250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA110001 - 0002

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