



Langley Place, Leeds LS13 1AB

welcome to

Langley Place, Leeds

This well-proportioned three-bedroom mid-terraced home on Langley Place boasts a bright south-facing conservatory, a sleek modern shower room, and generous front and rear gardens—perfect for families and those who love outdoor living. This property offers great space, comfort, and potential.



Property Information

This well-proportioned three-bedroom mid-terraced home on Langley Place offers a fantastic opportunity for buyers seeking space, comfort, and potential. The property features a bright and airy, south-facing conservatory, ideal for relaxing or entertaining, along with a modern shower room for added convenience. Externally, the home benefits from both front and rear gardens, providing great outdoor space for families.

Entrance Hall

The entrance hall provides access to the front door, living room, and utility room, with stairs leading to the first floor.

Lounge

11' 8" x 10' 7" (3.56m x 3.23m)

The lounge features a double-glazed front window, laminate flooring, spotlights, a radiator, a fireplace, and is open to the dining room.

Dining Room

8' 10" x 8' 10" (2.69m x 2.69m)

The dining room features laminate flooring, spotlights, a radiator, and is open to the lounge.

Kitchen

9' 6" x 8' 10" (2.90m x 2.69m)

The kitchen offers a double-glazed rear window, tiled flooring, spotlights, an extractor fan, an integrated oven, freestanding washing machine and dishwasher, a stainless steel sink and drainer, and a range of wall and base units with worktops over.

Utility Room

11' 7" x 4' 7" (3.53m x 1.40m)

The utility room includes tiled flooring, a double-glazed front window, a composite door, and a built-in storage cupboard.

Conservatory

10' 7" x 8' 4" (3.23m x 2.54m)

The conservatory is insulated and features double-glazed windows all around, double doors to the side,

laminate flooring, and a radiator.

Landing

The landing includes built-in storage and an additional storage cupboard, offers access to all bedrooms and the shower room, and has stairs leading down to the ground floor.

Bedroom One

12' 8" x 8' (3.86m x 2.44m)

Bedroom One is a large double room featuring a double-glazed front window, built-in wardrobes, and a radiator.

Bedroom Two

12' 9" x 7' 10" (3.89m x 2.39m)

Bedroom Two features a double-glazed front window and laminate flooring.

Bedroom Three

9' 8" x 8' 3" (2.95m x 2.51m)

Bedroom Three is a good-sized single room with vinyl flooring and a double-glazed rear window.

Shower Room

8' 2" x 7' 7" (2.49m x 2.31m)

The shower room features a frosted double-glazed rear window, a heated towel rail, carpet flooring, spotlights, a walk-in shower with a glass screen, a wash basin, and a WC.

Front Garden

The front garden features decking with a pergola, electric points under the pergola, a shed, fenced borders, and a car charger port.

Rear Garden

The rear garden is tiered and features decking, two sheds, electric points, a patio area, fenced borders, and mature trees.

Parking

Parking is available either to the front on-street or to

the rear on-street.

Agents Note

This property is a non-standard construction. Please ensure you have a suitable lender - We are able to help with this.



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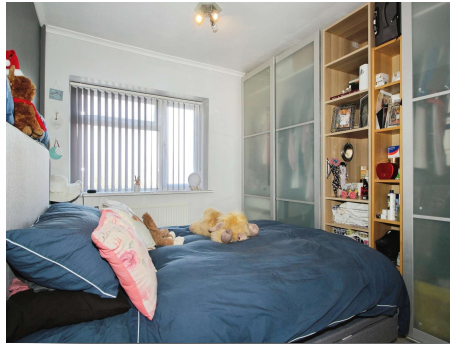
- GUIDE PRICE £200,000 - £210,000
- CONSERVATORY
- EV CHARGING PORT
- LOW MAINTENANCE GARDENS
- NON-STANDARD CONSTRUCTION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£200,000 - £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116614 - 0008

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