



Kentmere Approach, Leeds, LS14 1JW
£270,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Mint Residential are delighted to present this beautiful Strata-built semi-detached home, sure to appeal to a wide range of buyers, particularly those seeking a stylish, ready-to-move-into property in a popular location with convenient access to Leeds City Centre and well-regarded local schools

Immaculately presented throughout, the property offers deceptively spacious accommodation and benefits from an excellent EPC rating of A, supported by solar panels that enhance energy efficiency and help reduce running costs. The ground floor opens into a bright and welcoming entrance hallway, providing access to a generous guest W.C. and a useful understairs storage cupboard. The spacious living room features French doors that open directly onto the garden, creating a light-filled and inviting space ideal for both relaxing and entertaining. Completing the ground floor is a modern kitchen diner with tiled flooring, soft-close units, contemporary work surfaces, and a full range of integrated appliances, including an oven, hob, fridge, freezer, dishwasher and washing machine.



Externally, the property enjoys a neatly maintained lawn to the front. To the side, a driveway provides off-street parking for multiple vehicles and includes an EV charging point. The rear garden is a particular highlight of the home – generously sized, south-facing and ideal for entertaining, it offers a good level of privacy, a well-presented patio area, planted borders, a small raised vegetable patch and a wooden garden shed. An outside tap adds further convenience.

Ideally located to the east of Leeds City Centre, LS14 benefits from a good range of local amenities and excellent transport links, including easy access to the A58 Wetherby Road, A64 York Road, the Leeds Outer Ring Road, the A1/M1 Link Road and the East Leeds Orbital Route. Crossgates is close by and offers a wide selection of shops, pubs, restaurants, microbars and a local railway station, while further shopping and leisure facilities can be found at Seacroft and The Springs at Thorpe Park.



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To the first floor, there is a spacious landing and three well-proportioned bedrooms, two of which are doubles. The main bedroom benefits from a smart en-suite with tiled flooring and a large double shower. The accommodation is completed by a contemporary house bathroom, fitted with a white three-piece suite comprising a bath with shower and screen, hand wash basin and W.C., along with ceiling spotlights, an extractor fan, and ceramic tiled walls and flooring.

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Energy Efficiency Rating

