



**York Road, Leeds LS14 6DZ**

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## **York Road, Leeds**

Looking for a modern & stylish bungalow that is ready to move into? Then THIS IS IT! Offering a spacious lounge, modern kitchen, conservatory, two double bedrooms & a contemporary bathroom this EXCEPTIONAL HOME also has OFF STREET PARKING and a GARAGE!



## Ground Floor

### Lounge/Diner

22' 3" MAX x 11' 8" MAX ( 6.78m MAX x 3.56m MAX )  
A spacious and inviting open-plan lounge and dining area featuring a striking brick feature wall with an inset space for a TV, creating a stylish focal point. French-style patio doors open out to the front, allowing plenty of natural light and offering easy access to outdoor seating or garden space.

### Kitchen

7' 8" MAX x 12' MAX ( 2.34m MAX x 3.66m MAX )  
A modern and functional kitchen fitted with a full range of wall and base units, offering ample storage and workspace. Features include a breakfast bar for casual dining, spotlights for a bright and contemporary feel, a window to the front providing natural light, and a central heating radiator.

### Bedroom One

10' MAX x 11' 9" MAX ( 3.05m MAX x 3.58m MAX )  
A generously sized double bedroom featuring sliding patio doors that lead directly into the conservatory, creating a seamless indoor-outdoor flow and allowing plenty of natural light to fill the space. Ideal for enjoying garden views and easy access to the rear of the property.

### Conservatory

8' 8" MAX x 8' 7" MAX ( 2.64m MAX x 2.62m MAX )  
A light-filled conservatory featuring a side-facing window and French-style patio doors that open directly into the rear garden. This versatile space is perfect for relaxing, entertaining, or enjoying views of the outdoors in comfort.

### Bedroom Two

10' MAX x 11' 8" MAX ( 3.05m MAX x 3.56m MAX )  
A comfortable second bedroom featuring a central heating radiator and a rear-facing window, providing a peaceful outlook and natural light. Ideal as a guest room, home office, or additional sleeping space.

### Bathroom

A stylish and functional bathroom incorporating a three-piece suite, including a bathtub with shower facilities, a wash hand basin set within integrated storage drawers, and a W/C. A side-facing window allows natural light and ventilation.



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## York Road, Leeds

- Guide Price £250,000 - £260,000
- Semi Detached Bungalow
- Two Bedrooms
- Open Plan Lounge / Dining
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£250,000 - £260,000**



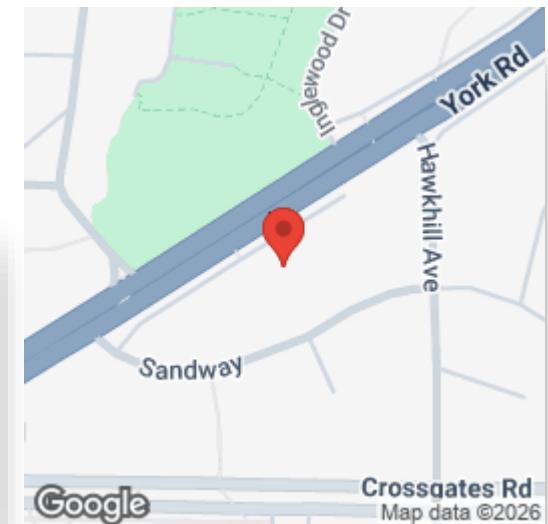
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Property Ref:  
CGT111059 - 0008

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Please note the marker reflects the postcode not the actual property

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