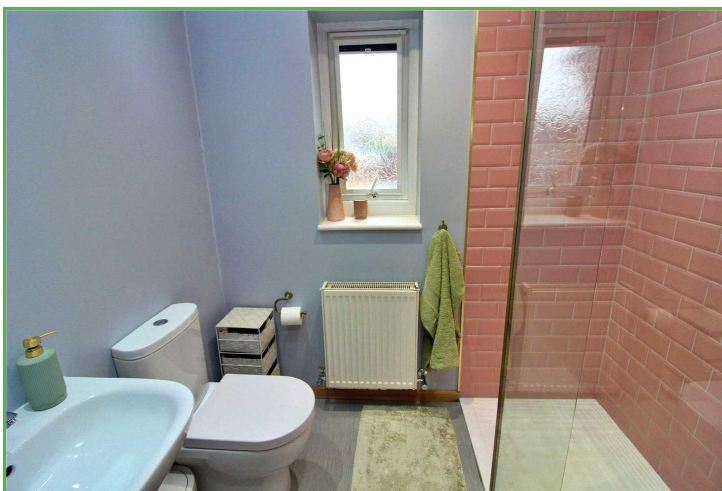
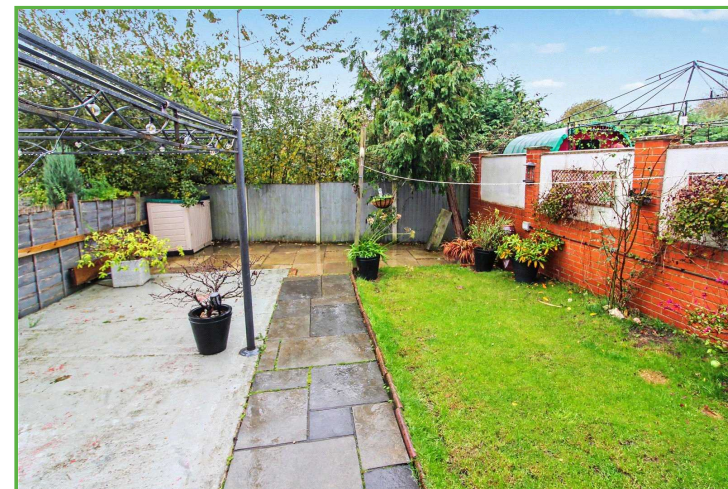
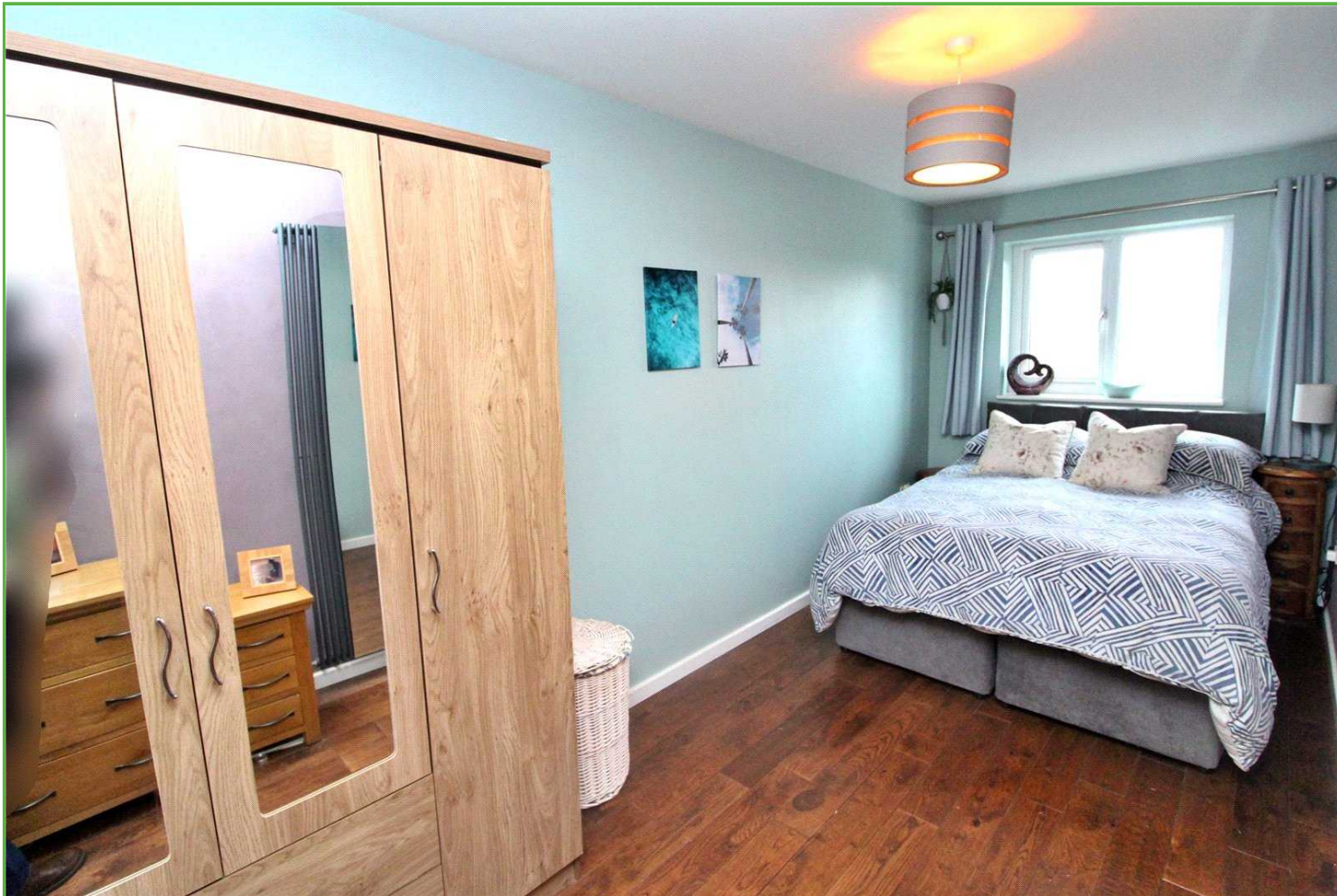
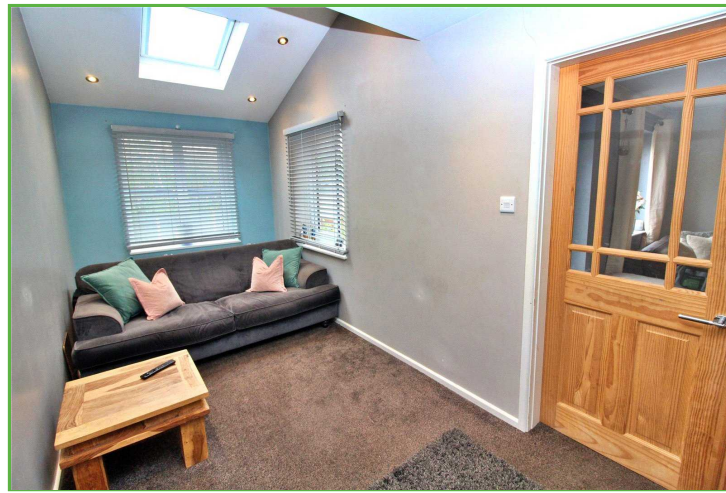




Cherry Rise, Leeds, West
Yorkshire, LS14

Asking Price: £325,000

Tenure: Freehold

 **YOUR MOVE**
James Barrett

your-move.co.uk

Cherry Rise, Leeds, West Yorkshire, LS14
Asking Price: £325,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
Local Authority: Leeds City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A well appointed and extended semi detached family home occupying a pleasant cul de sac position within this popular location which is well placed for local amenities, the City Centre and just a short drive to open countryside. The property provides FOUR bedroom (one en-suite) accommodation and we strongly recommend a viewing

Entrance Hall
Front entrance door, staircase to the first floor.

Open plan living kitchen
24'11" (7.59) max x 14'7" (4.44) max
A lovely open plan family kitchen fitted with a stylish rang of units which extend into a peninsular bar. Fitted oven and hob, washer and dishwasher plumbing. Useful store cupboard under the stairs. Double glazed windows to the front and rear, French doors to the rear garden, double doors into the sitting room

Sitting Room
7' x 17'6" (2.13m x 5.33m)
Radiator, double glazed windows to the rear and side. Velux window.

Landing
Blanket cupboard.

Master Bedroom
7' x 16'1" (2.13m x 4.9m)
Radiator, double glazed window to the rear.

Ensuite Shower room
7' x 5'1" (2.13m x 1.55m)
Walk in shower, wc, wash basin, radiator, double glazed window to the front

Bedroom 2
8'3" x 14' (2.51m x 4.27m)
Radiator, double glazed window to the front

Bedroom 3
8'1" x 10'8" (2.46m x 3.25m)
Radiator, double glazed window to the rear.

Bedroom 4
6'4" x 7'8" (1.93m x 2.34m)
Radiator, double glazed window to the rear.

Bathroom
6'4" x 6'3" (1.93m x 1.9m)
Attractive, stylish modern 3 piece suite which includes a shower over the bath, heated towel rail, double glazed window to the front

Garage
6'8" x 14' (2.03m x 4.27m)
Roller door, electric power and light

Garden
Open plan lawned garden to the front, driveway, enclosed rear garden with patio, decking and lawn.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

