

Brooklands Lane,Leeds LS14 6QH

william
h brown

welcome to

Brooklands Lane, Leeds

READY TO MAKE A MOVE? The this THREE BEDROOM semi detached could be the PERFECT PROPERTY for you! Offering good size living accommodation throughout, this WELL PRESENTED HOME is a fantastic option for the young family and includes GARDENS a GARAGE and DRIVEWAY for off street parking!













Entrance Hall
Having the entrance door to the front aspect, and stairs to the first floor landing.

Lounge
Featuring a double glazed window to the front aspect, and double glazed French doors to the rear. Also includes a fire place with an electric fire, surround, and hearth, plus a gas central heating radiator.

Breakfast Kitchen
Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over and an island breakfast bar. Also includes a sink and drainer, a range style cooker with tiling to the splash area, and a cooker hood over. Integrated washing machine and a dryer, built in storage cupboards, and access to the store room. Double glazed window to the side, double glazed window to the rear, a door leading out to the rear garden, and a gas central heating radiator.

W.C
Fully tiled and having a W.C

First Floor Landing
With stairs rising from the ground floor and having a double glazed window to the side aspect.

Bedroom One
Double glazed window to the front aspect, fitted wardrobes, and a gas central heating radiator.

Bedroom Two
Double glazed window to the rear, and a gas central heating radiator.

Bedroom Three
Double glazed window to the front and a gas central heating radiator.

House Bathroom
Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Also has a heated towel rail, tiling to the walls an extractor and a double glazed frosted window.

Exterior
Externally the property has a driveway with double gated access which then leads to the detached garage, plus a low maintenance garden to the front with hedge boundaries and a single hand gate.

To the rear is a generous garden space with a lawn area, and two gravel seating areas, a useful storage outbuilding, and the detached garage.

Garage
A detached garage with an up and over door, a window to the side and a single access door.

Please Note
The property is of a non standard construction (Livett Cartwright)

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Brooklands Lane, Leeds

- Semi Detached Family Home
- Three Bedrooms
- Well Presented Throughout
- Ideal For The Family Buyer
- Front & Rear Gardens

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

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112344

The Property Ombudsman

Property Ref:
CGT112344 - 0004

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