

ON HOLD



Green lane , Leeds

3 Bedrooms, 1 Bathroom, Semi-Detached House

Guide Price £300,000



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- ****NO CHAIN****
- COOKRIDGE LOCATION
- THREE BED SEMI-DETACHED
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDEN

ENTRANCE PORCH Entrance Porch with Upvc double glazed entrance door and Upvc double glazed windows. Front door leading to bright and modern decor hallway with staircase to first floor.

SITTING ROOM 16' 5" x 12' 3" (5m x 3.73m) Lovely bright and spacious sitting room with Upvc double glazed windows to front elevation. Gas effect log burning stove set in feature surround. Central heating radiator. Glass and wood panelled door leading to hallway.

KITCHEN DINING ROOM 15' 6" x 8' 4" (4.72m x 2.54m) Well planned dining kitchen with space and potential to install patio doors to rear garden. Comprising : A range of wall and base units with contrasting worktops and tiled splashback. Integral Oven, hob and extractor hood over. One and half stainless steel sink with mixer taps. Integrated fridge freezer. Dining area and useful under stair storage cupboard. Upvc double glazed windows to rear elevation and rear door access to garden and patio. Central heating radiator.

LANDING Landing with attractive internal wood doors and glass balustrade giving a contemporary appeal with lots of natural light through the Upvc side window. Linen cupboard and loft access.

DOUBLE BEDROOM ONE 14' 4" x 9' 6" (4.37m x 2.9m) Good sized double bedroom with a modern range of fitted wardrobes. Upvc double glazed front elevation bay window and central heating radiator.

DOUBLE BEDROOM TWO 10' 6" x 9' 0" (3.2m x 2.74m) Rear double bedroom with a range of fitted wardrobes. Upvc double glazed window to rear elevation and central heating radiator.





BEDROOM THREE 8' 6" x 5' 8" (2.59m x 1.73m)
Bedroom three, good sized single with UPVC double glazed window to front elevation and central heating radiator.

BATHROOM Modern bathroom with three piece suite in White. Bath with shower over and shower screen. Tiled floor, tiling to walls, chrome heated towel and UPVC double glazed window to rear elevation.

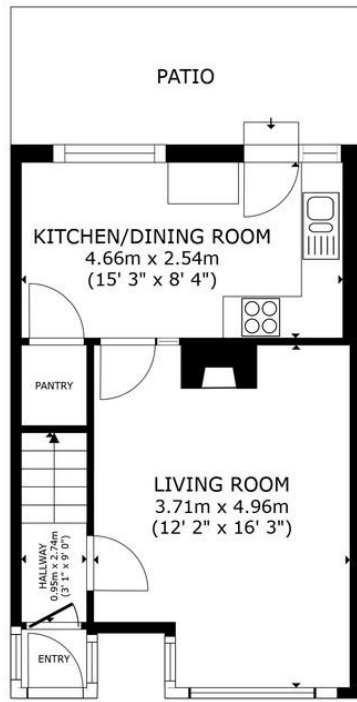
OUTSIDE Front driveway with ample parking leading to garage with up and over door. Front low maintenance garden. Rear attractive patio and landscaped garden accessed from side elevation and kitchen-dining room.



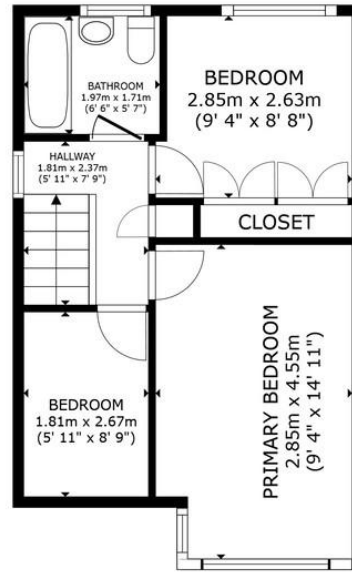


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 34.7 m² (373 sq.ft.) FLOOR 2 35.3 m² (380 sq.ft.)
EXCLUDED AREAS : PATIO 10.1 m² (109 sq.ft.)
TOTAL : 70.0 m² (753 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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