



Lulworth Crescent, Leeds LS15 8NA

welcome to

Lulworth Crescent, Leeds

BEAUTIFULLY PRESENTED and READY for you to MOVE IN, this semi detached home has a MODERN kitchen plus a LOUNGE with a DINING AREA! With TWO DOUBLE BEDROOMS, this property is PERFECT for the first time buyer and also includes a driveway, garage and LOW MAINTENANCE REAR GARDEN!



Entrance Hall

Having an entrance door to the front aspect, a double glazed window to the side, a gas central heating radiator, and stairs to the first floor landing.

Lounge / Diner

Featuring a double glazed window to the front aspect, and a double glazed window to the rear. Carpeting to the lounge space and laminate flooring to the dining area, and a gas central heating radiator.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer with a mixer tap, an electric oven with a gas hob, matching splash back, and a cooker hood extractor over. Also includes an integrated fridge freezer, and an integrated washing machine, a compact dishwasher, and a washing machine. Double glazed door leading out to the side of the property, the gas central heating boiler, a useful storage cupboard, and a double glazed window to the rear.

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, a storage cupboard and a wardrobe, gas central heating radiator.

Bedroom Two

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

House Bathroom

With tiling to all visible areas, the modern bathroom suite comprises of a bath with a shower over, a wash hand basin, and a low level flush w.c. Also includes a heated towel rail, and a frosted double glazed window

Exterior

Externally the property has a block paved driveway to the front aspect with double gated access, plus a patio area also to the front.

To the rear is a further block paved, enclosed low maintenance garden space with a raised border, and access to the detached garage.

Garage

A detached garage building with an up and over door, power, lighting, and an external light.



view this property online williamhbrown.co.uk/Property/CGT111439



welcome to

Lulworth Crescent, Leeds

- Guide Price £220,000 - £230,000
- Semi Detached Home
- Two Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111439



Property Ref:
CGT111439 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk