Langley Place, Leeds, LS13 1AB

william h brown

welcome to

Langley Place, Leeds

This well-proportioned three-bedroom semi-detached home on Langley Place offers great space, comfort, and potential. It boasts a bright south-facing conservatory, a sleek modern shower room, and generous front and rear gardens—perfect for families and those who love outdoor living.

Property Information
This well-proportioned three-bedroom semi-detached home on Langley Place offers a fantastic opportunity for buyers seeking space, comfort, and potential. The property features a bright and airy, south-facing conservatory, ideal for relaxing or entertaining, along with a modern shower room for added convenience. Externally, the home benefits from both front and rear gardens, providing great outdoor space for families.

Entrance Hall
The entrance hall provides access to the front door, living room, and utility room, with stairs leading to the first floor.

Lounge
11' 8" x 10' 7" (3.56m x 3.23m)
The lounge features a double-glazed front window, laminate flooring, spotlights, a radiator, a fireplace, and is open to the dining room.

Dining Room
8' 10" x 8' 10" (2.69m x 2.69m)
The dining room features laminate flooring, spotlights, a radiator, and is open to the lounge.

Kitchen
9' 6" x 8' 10" (2.90m x 2.69m)
The kitchen offers a double-glazed rear window, tiled flooring, spotlights, an extractor fan, an integrated oven, freestanding washing machine and dishwasher, a stainless steel sink and drainer, and a range of wall and base units with worktops over.

Utility Room
11' 7" x 4' 7" (3.53m x 1.40m)
The utility room includes tiled flooring, a double-glazed front window, a composite door, and a built-in storage cupboard.

Conservatory
10' 7" x 8' 4" (3.23m x 2.54m)
The conservatory is insulated and features double-glazed windows all around, double doors to the side, laminate flooring, and a radiator.

Landing
The landing includes built-in storage and an additional storage cupboard, offers access to all bedrooms and the shower room, and has stairs leading down to the ground floor.

Bedroom One
12' 8" x 8' (3.86m x 2.44m)
Bedroom One is a large double room featuring a double-glazed front window, built-in wardrobes, and a radiator.

Bedroom Two
12' 9" x 7' 10" (3.89m x 2.39m)
Bedroom Two features a double-glazed front window and laminate flooring.

Bedroom Three
9' 8" x 8' 3" (2.95m x 2.51m)
Bedroom Three is a good-sized single room with vinyl flooring and a double-glazed rear window.

Shower Room
8' 2" x 7' 7" (2.49m x 2.31m)
The shower room features a frosted double-glazed rear window, a heated towel rail, carpet flooring, spotlights, a walk-in shower with a glass screen, a wash basin, and a WC.

Front Garden
The front garden features decking with a pergola, electric points under the pergola, a shed, fenced borders, and a car charger port.

Rear Garden
The rear garden is tiered and features decking, two sheds, electric points, a patio area, fenced borders, and mature trees.

Parking
Parking is available either to the front on-street or to the rear on-street.

Agents Note
This property is a non-standard construction. Please ensure you have a suitable lender - We are able to help with this.

welcome to

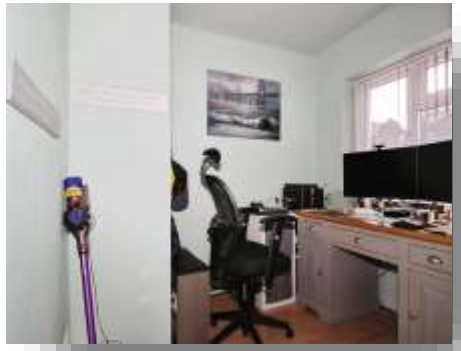
Langley Place, Leeds

- 3 BEDROOMS
- CONSERVATORY
- SHOWER ROOM
- FRONT & REAR GARDEN
- NON-STANDARD CONSTRUCTION

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

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116614

The Property Ombudsman

Property Ref:
PDY116614 - 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

0113 257 2014

Pudsey@williamhbrown.co.uk

4-6 Church Lane, PUDSEY, West Yorkshire, LS28 7BD

williamhbrown.co.uk

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.