



**Seacroft Garth, Leeds LS14 6YE**

**welcome to**

**Seacroft Garth, Leeds**

IF YOUR LOOKING to get onto the PROPERTY LADDER, this is the HOME FOR YOU! FOR SALE on a SHARED OWNERSHIP basis this DETACHED family home offers FANTASTIC living accommodation throughout, and includes OFF STREET PARKING and an ENCLOSED GARDEN space!



### **Entrance Hall**

Having the entrance door to the front aspect, gas central heating radiator, and stairs to the first floor landing.

### **W.C**

Equipped with a low level flush w.c. a wash hand basin, gas central heating radiator, and a frosted double glazed window to the front.

### **Lounge**

Having a double glazed window to the front and the side aspect with fitted blinds, useful under stair storage cupboard, and a gas central heating radiator.

### **Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes an electric oven with a gas hob, matching splash back and a cooker hood unit over. Also has an integrated fridge freezer, the gas central heating boiler, gas central heating radiator, a double glazed window to the rear and a double glazed window to the side with fitted blinds, and double glazed French doors leading out to the rear garden space.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window, and a gas central heating radiator.

### **Bedroom One**

With a double glazed window to the front, built in storage cupboard, wardrobes, a gas central heating radiator, and a door to the en-suite facilities.

### **En-Suite**

Features a shower cubicle, wash hand basin, and the w.c. Also has a gas central heating radiator, tiling to the splash areas, an extractor fan, and a frosted double glazed window to the front.

### **Bedroom Two**

With double glazed windows to the front and side aspect, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the side, and a gas central heating radiator.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with mixer tap and shower attachment, a wash hand basin, and the low level flush w.c. Gas central heating radiator, and a frosted window.

### **Exterior**

Externally the property has a buffer garden to the front aspect with a pathway to the front door, and off street parking to the rear with power points.

The enclosed garden is a fabulous space for entertaining family and friends, and includes a lawn, and a raised patio seating area. Also includes a cold water tap, and a light.

### **Agents Note**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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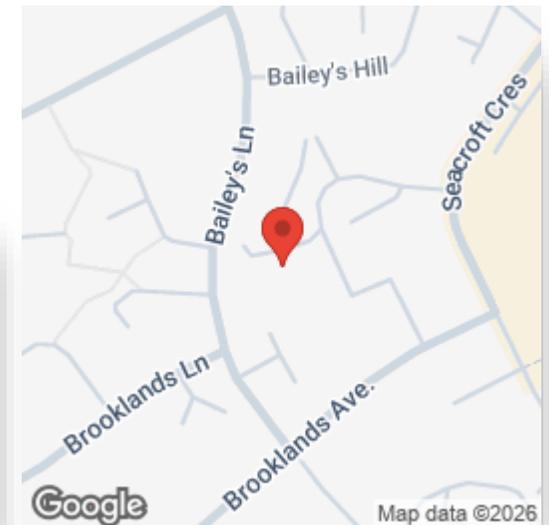
welcome to

## Seacroft Garth, Leeds

- Detached Family Home
- 43% Shared Ownership
- Three Bedrooms
- En-Suite & Ground Floor W.C
- Ready To Move In To

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£107,500**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111684 - 0004

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