



Manston Approach, Leeds LS15 8BQ

welcome to

Manston Approach, Leeds

PRACTICAL & PERFECT in every way, this DELIGHTFUL DORMA STYLE BUNGALOW is now READY for you to VIEW! Having TWO RECEPTION ROOMS plus an additional SUN ROOM, this fantastic home also offer PLENTY of storage and LOW MAINTENANCE GARDENS plus DRIVEWAY!



Entrance Hall

Having the entrance door to the side aspect and stairs to the first floor accommodation.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven, a gas hob with tiled splash back and a cooker hood over. Also includes plumbing and space for a washing machine and space for a slimline dishwasher. Double glazed window to the rear aspect.

Living Room

With double glazed patio doors leading through to the sun room, and a gas central heating radiator.

Dining Room

Having a double glazed window to the rear and a gas central heating radiator.

Bedroom One

Set to the ground floor and having a double glazed window to the front aspect, built in wardrobes, and a gas central heating radiator.

Shower Room

Equipped with a shower cubicle, a wash hand basin set within a vanity storage unit, and the w.c. Also includes a heated towel rail, and a window to the side aspect.

Bedroom Two

Having a window to the front aspect, and a gas central heating radiator.

Bedroom Three

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

Attic Storage

A useful storage space which also houses the gas central heating boiler.

Exterior

Externally the property has a low maintenance garden to the front with fenced boundaries and a paved driveway offering off street parking.

To the rear is an further low maintenance garden space which is mostly laid to gravel and includes a lawn area plus two garden storage sheds.



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Manston Approach, Leeds

- Dorma Style Bungalow
- Three Bedrooms PLUS Storage Room
- Lounge & Dining Room
- Additional Sun Room
- Front & Rear Gardens

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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111929 - 0002

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