



Lawrence Road, Leeds LS8 3HT

welcome to

Lawrence Road, Leeds

Coming to the market with no onward chain, this wonderful three-bedroom semi-detached home is well presented and ready to move into — an ideal choice for families. The property benefits from a driveway to the front and a spacious, enclosed rear garden, offering excellent outdoor space to enjoy.



Lawrence Road Ground Floor Entrance Hall

A well-proportioned entrance hall with a front double-glazed window.

Lounge

A spacious lounge featuring large double-glazed bay windows to the front and a fitted radiator, with elegant coving to the ceiling. Double doors connect the lounge to the dining room, allowing both spaces to flow beautifully.

Dining Room

A versatile room that flows seamlessly into the kitchen area. The dining space is bright and inviting, featuring large French doors that open onto the rear garden, complemented by two generous double-glazed windows that flood the room with natural light. A fitted radiator and laminate flooring complete the space, creating an ideal setting for effortless indoor-outdoor living.

Kitchen

The kitchen is bright and airy, enhanced by a rear double-glazed window, a rear external door, and a roof window that fills the space with natural light. It offers generous worktop areas and a wide selection of units, complemented by integrated appliances throughout. Finished with tiled flooring and ceiling spotlights, it's a practical and stylish space.

W.C

A convenient downstairs W.C. featuring a toilet and wash basin, complete with a fitted radiator, tiled flooring, and partly tiled walls.

First Floor Bedroom One

A double bedroom featuring a rear double-glazed window and a fitted radiator. The room also benefits from a built-in wardrobe and additional fitted units, providing excellent storage and enhancing the overall space.

Bedroom Two

A double bedroom featuring a front double-glazed window, a fitted radiator, and built-in wardrobes.

Bedroom Three

A single bedroom featuring a rear double-glazed window and a fitted radiator. The room benefits from a built-in wardrobe and ceiling spotlights, creating a practical space.

Bathroom

A well-appointed bathroom featuring a front double-glazed window and a fitted radiator. It includes a toilet, a vanity sink with built-in storage, and a bath, with fully tiled walls for a clean and polished finish.

External

The property boasts a fantastic outdoor space. At the front, double drive gates open to a parking area, providing convenient off-street parking. Side gate access leads to the rear, where you'll find a large, well-maintained garden featuring a patio area positioned in front of the French doors, with the remainder mainly laid to lawn. An outbuilding adds further versatility, divided into a front garage and a rear section equipped with electrics and ceiling spotlights.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies



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welcome to

Lawrence Road, Leeds

- SEMI DETACHED
- THREE BEDROOMS
- DRIVEWAY AND GARAGE/ OUTBUILDING
- ENCLOSED FRONT AND REAR GARDENS WITH THE REAR A GREAT SIZE
- KITCHEN/ DINER WITH FRENCH DOORS TO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109620 - 0002

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