



**South Hill Croft, Leeds LS10 4SJ**

**welcome to**

## **South Hill Croft, Leeds**

WELL PRESENTED THREE BEDROOM SEMI DETACHED, NO ONWARD CHAIN, SPACIOUS LIVING/DINING ROOM, KITCHEN, HOUSE BATHROOM, DRIVEWAY, WELL PRESENTED GARDENS to both front and rear. Good access to motorway links.

### **Entrance Hall**

uPVC double glazed door to the front, uPVC double glazed window to the side, stairs leading to the first floor landing.

### **Living/Dining Room**

uPVC double glazed window to the front, gas central heating radiator, storage cupboard, uPVC double glazed patio doors to the rear.

### **Kitchen**

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, gas oven, gas hob, space for a fridge freezer and washing machine, tiled floor, part tiled walls, Composite door to the front.

### **First Floor Landing**

Storage cupboard. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobe.

### **Bedroom Two**

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobe.

### **Bedroom Three**

uPVC double glazed window to the front, gas central heating radiator, loft access.

### **House Bathroom**

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the rear.

### **Exterior**

Garden area to the front, block paved driveway to the side, gated access leading to the rear lawned garden with paved and decked areas and garden shed.





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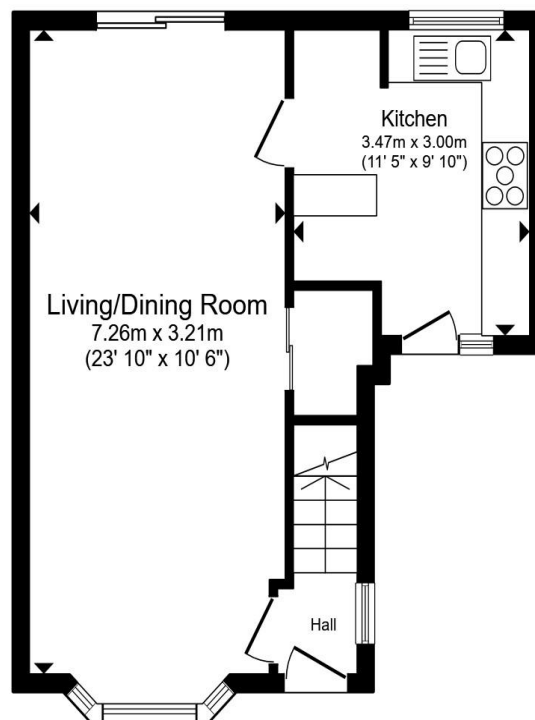
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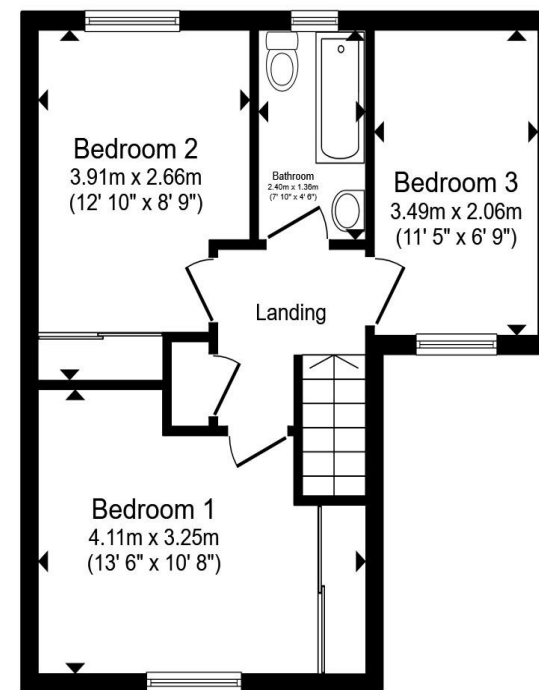
- Three bedroom semi detached accommodation
- No onward chain
- Gardens to front and rear
- Driveway
- Spacious living/dining room

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

**£240,000**



**Ground Floor**



**First Floor**

Total floor area 76.1 m<sup>2</sup> (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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