

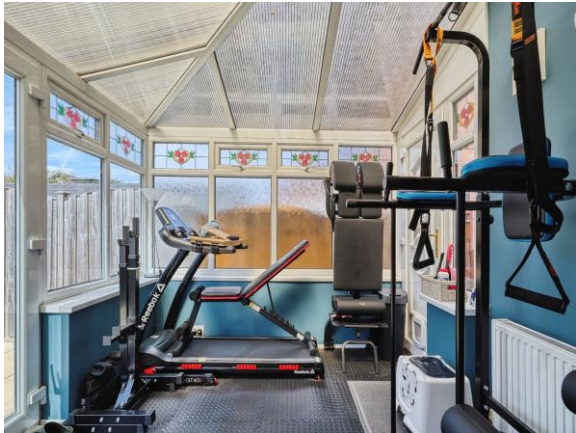


**Kelmscott Lane, Leeds LS15 8JP**

**welcome to**

**Kelmscott Lane, Leeds**

\*\*\* STOP SCROLLING \*\*\* YOUR SEARCH for your NEXT FAMILY HOME ends here! Offering THREE BEDROOMS, this BEAUTIFULLY PRESENTED property has everything you could need for modern living INCLUDING ample off street parking and a DELIGHTFUL garden to the rear. CALL US TO VIEW before it's too late!



### **Entrance Hall**

Having the entrance door to the front aspect, a double glazed window to the side aspect, gas central heating radiator, under stair storage cupboard, and stairs to the first floor landing.

### **Dining Area**

Featuring a double glazed window to the side aspect, a fire place with an electric fire, surround, and hearth, gas central heating radiator, an opening to the kitchen, and double doors leading through to the lounge.

### **Lounge**

Double glazed bay window to the front aspect, and a gas central heating radiator.

### **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, a gas range style cooker with a five ring gas hob, matching splash back, and a cooker hood over. Also includes tiling to the splash areas, space and plumbing for a washing machine, and space for a free standing fridge freezer. Double glazed window to the rear, and a door leading through to the conservatory.

### **Conservatory**

Currently used as a home gym and of UPVC construction with a brick built base, gas central heating radiator, power points, a single access door to the side, and French doors leading out to the rear garden.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **House Bathroom**

Consisting of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a heated towel rail, and a double glazed window to the front.

### **Loft**

With stairs rising from the first floor landing and having a skylight window, gas central heating radiator, and storage to the eaves.

### **Exterior**

Externally the property offers ample off street parking to the front with a low wall boundary, steps up to the front door, and gated access to the side of the property.

To the rear is a well maintained garden space with a patio seating area, lawn, water point and an outdoor power point.



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## Kelmscott Lane, Leeds

- Traditional Style Semi Detached Home
- Beautifully Presented Throughout
- Three Bedrooms
- Separate Dining Area
- Conservatory

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

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT112124 - 0003

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