



Gotts Park Crescent, Leeds LS12 2RP

welcome to

Gotts Park Crescent, Leeds

Situated close to Gotts Park and golf course, this well-presented three-bedroom semi-detached home features owned solar panels, bright living room, spacious fitted kitchen diner, conservatory, driveway and garage. A real must see.



Property Information

Situated in a sought-after location close to Gotts Park this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike.

The property enjoys excellent kerb appeal, set behind gates with a gravelled front garden featuring established shrubs and planting. A welcoming porch leads through a PVCu front entrance door into the home.

Further benefits include owned solar panels, a driveway providing off-street parking and a detached garage.

Ideally located close to the popular Gotts Park, offering excellent green spaces, leisure facilities and scenic walks. A range of local amenities, schools and transport links are within easy reach, making this an ideal base for commuters travelling into Leeds city centre and beyond.

Hallway

A welcoming porch leads through a PVCu front entrance door into the home to the hallway.

Lounge

A bright and welcoming reception room positioned to the front of the property that allows plenty of natural light to flood the space. A comfortable room ideal for both relaxing and entertaining.

Kitchen Diner

A beautifully appointed kitchen diner fitted with a comprehensive range of modern wall and base units, offering an abundance of storage and workspace. Finished with attractive contemporary flooring, integrated oven, hob with extractor fan over, the room combines style with practicality. There is ample space for a dining table and chairs, making it ideal for both everyday family life and entertaining guests. French doors open through to the conservatory, allowing plenty of natural light to flood the room and creating a seamless connection between the indoor and outdoor living spaces.

Conservatory

A delightful addition to the property, providing a versatile extra reception space with pleasant views over the rear garden and direct access outside. Ideal as a sitting room, dining area or home office.

Landing

Providing access to all first-floor accommodation.

Bedroom One

A generous double bedroom with ample space for freestanding furniture and enjoying a pleasant outlook to the front elevation.

Bedroom Two

A further well-proportioned double bedroom overlooking the rear garden.

Bedroom Three

A good-sized single bedroom, ideal for a child's room, guest bedroom, dressing room or home office.

Bathroom

Fitted with a modern three-piece suite comprising walk in shower, wash hand basin and low flush WC. Finished with contemporary spotlights creating a stylish and modern feel.

Outside

Externally, the property continues to impress with a predominantly south-facing rear garden, designed for low maintenance enjoyment and featuring artificial lawn and a paved patio area, perfect for outdoor dining and relaxing in the sunshine. Solar panels.

Drive and garage.

Agency Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Gotts Park Crescent, Leeds

- Three bedroom semi detached with owned solar panels
- Drive & Garage
- Predominantly south facing garden
- Gated frontage
- Patio area

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117156 - 0004

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