



Monkswood Hill, Leeds LS14 1DR

welcome to

Monkswood Hill, Leeds

ATTENTION FIRST TIME BUYERS: With TWO DOUBLE BEDROOMS, this incredible home is READY TO MOVE IN TO and includes gardens to THREE SIDES with OUTDOOR storage building and a SUMMER HOUSE! Don't miss this, call us to view!



Entrance Hall

Having a composite entrance door to the front aspect, a gas central heating radiator, stairs to the first floor landing, and an opening to the kitchen.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units, with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric double oven, induction hob, tiling to the splash back, and a cooker hood over. Space for a free standing fridge freezer, a storage cupboard housing the Worcester Bosch boiler and plumbing for a washing machine. spotlights to the ceiling, a double glazed window to the rear, and a door to the side. Opening to the lounge/diner.

Lounge / Diner

Featuring a double glazed window to the front aspect, and double glazed French doors leading out to the rear garden. Also has a gas fire with mantel and hearth, and a gas central heating radiator.

First Floor Landing

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

Bedroom One

Having two double glazed windows to the front aspect, built in wardrobes, and a built in storage cupboard. Ceiling spotlights, and a gas central heating radiator.

Bedroom Two

With a double glazed window to the rear, ceiling spotlights, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit with a mirror above, and the w.c. Part tiling, radiator, ceiling spotlights, and a double glazed window to the rear.

Exterior

Externally the property has a low maintenance gardens to the front and side, with double gated access, To the rear is a well manicured garden space set over three levels and including lawned areas, a decked seating area, a useful storage shed and storage garage, plus a summer house.

Outbuildings

The property has a storage garage and shed which both have an electricity supply. Steps also lead up to a summer house.

Please Note

The property is of non-standard construction. Please speak to branch for more details.



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welcome to

Monkwood Hill, Leeds

- Semi Detached Home
- Two Double Bedrooms
- For Sale With No Chain
- Ready To Move In To
- Gardens To Three Sides

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£173,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112021



Property Ref:
CGT112021 - 0010

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