



Dib Lane, Leeds LS8 3DF

welcome to

Dib Lane, Leeds

A well-presented three-bedroom semi-detached home, offered in move-in ready condition and boasting spacious, versatile accommodation throughout. Featuring fantastic living space, a conservatory, front and rear gardens and off-street parking. Viewing is highly recommended.



Ground Floor Entrance Hall

Entering through the front door, you are welcomed into the hallway. A beautiful archway straight ahead adds character and charm to the entrance, while a useful understairs storage cupboard provides practical space. The hallway flows seamlessly into the dining area, creating an open, airy layout filled with natural light.

W.C

Features a front double glazed window and a fitted chrome radiator. This modern and stylish space comprises a toilet and wash basin, complemented by a fully tiled floor and partially tiled walls.

Dining Room

A spacious and versatile room featuring front and side double glazed windows, allowing plenty of natural light to flow through the space. Complete with a fitted radiator.

Living Room

A well-proportioned lounge featuring solid oak flooring, a fitted radiator, and an attractive feature fireplace. Double glazed sliding doors open into the conservatory, allowing for a seamless flow of living space.

Kitchen

A bright and spacious kitchen featuring a rear double glazed window, fitted radiator, and a rear external door providing access to the garden. The room is fitted with a range of modern wall and base units, complemented by worktops incorporating a sink and drainer. The kitchen also benefits from an integrated dishwasher, space for a freestanding double cooker, and additional appliance space. Further features include an extractor fan, spotlights to the ceiling, and attractive ceramic tiled flooring.

Conservatory

The conservatory is a bright and welcoming space, with windows surrounding the room to maximise natural light and provide pleasant views over the rear

garden. French doors open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces.

First Floor Landing

Features a front double glazed window.

Bedroom One

A double bedroom featuring a rear double glazed window and fitted radiator. This well-proportioned room benefits from a range of fitted wardrobes and drawers, providing ample storage space.

Bedroom Two

This bedroom features a rear double glazed window and fitted radiator, creating a bright and comfortable space ideal for a variety of uses.

Bedroom Three

A double bedroom featuring a front double glazed window and fitted radiator. The room benefits from fitted wardrobes, providing excellent storage space.

Shower Room

The shower room features a side double glazed window and is finished with fully tiled walls and flooring, complemented by spotlights to the ceiling. The suite comprises a modern shower cubicle with a dual-head shower, including a rainfall shower head, a vanity wash basin with built-in storage, and a WC. Additional wall-mounted storage units provide further practical storage space.

Garage

A detached garage is located to the rear of the property, featuring a roller shutter door to the front, along with a single glazed hardwood window and door. A fantastic addition to the home, the garage provides secure off-street parking or valuable additional storage space. The garage includes power sockets and lighting.

External

The property benefits from beautifully maintained

front and rear gardens. To the front, a block-paved driveway provides ample off-street parking and extends along the side of the property to the garage. A lawned garden, enhanced by planted borders, creates an attractive first impression.

To the rear, the garden is fully enclosed, offering a good degree of privacy and a secure space to relax and enjoy the outdoors. A paved patio provides the perfect seating area, while the remainder of the garden is predominantly laid to lawn with well-stocked planted borders.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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welcome to

Dib Lane, Leeds

- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS - PLENTY OF PRIVACY TO THE REAR
- CONSERVATORY PROVIDING ADDITIONAL SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109749 - 0006

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