



**South Hill Way, Leeds LS10 4SE**

**welcome to**

## **South Hill Way, Leeds**

TWO bedroom SEMI DETACHED TRUE BUNGALOW, DRIVEWAY, GARDENS to both front and rear, KITCHEN, LIVING & DINING ROOM, MODERN BATHROOM and LOFT ACCOMMODATION with storage space.

### **Entrance Hall**

Door to the side, gas central heating radiator, storage cupboard.

### **Kitchen**

Has a fully fitted kitchen with a range of wall and base units with work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for washing machine, uPVC double glazed window to the front.

### **Living Room**

uPVC double glazed bay window to the front, gas central heating radiator, gas fire, open access through to the dining area.

### **Dining Room**

Stairs to the first floor landing, open access through to the living room and French doors leading into the bedroom.

### **Bathroom**

A modern three piece suite comprising of a corner bath with electric shower, low level flush WC, wash hand basin, part tiled walls, heated towel rail, uPVC double glazed window to the side.

### **Bedroom One**

uPVC double glazed window to the rear, gas central heating radiator, access into dressing area with fitted wardrobes.

### **Bedroom Two**

uPVC double glazed French doors leading out to the rear garden, gas central heating radiator.

### **Loft Accommodation**

Velux skylight, gas central heating radiator, eaves storage space.

### **Exterior**

Driveway to the side, lawned area to the front and to the rear is a lawned garden with paved and decked areas, perfect space to enjoy the summer months.





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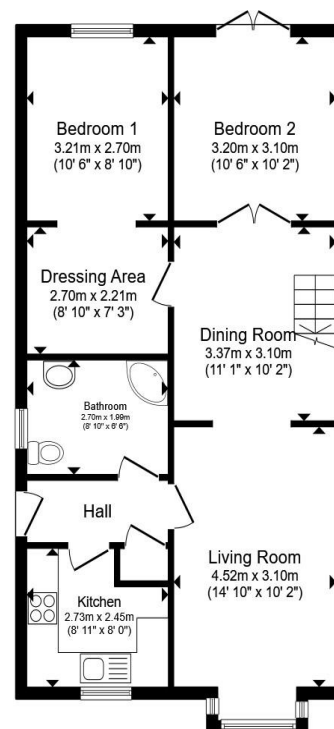
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## South Hill Way, Leeds

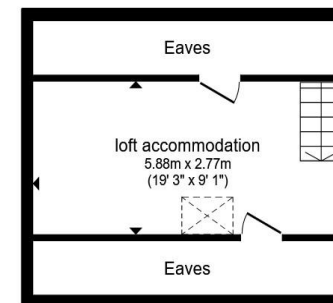
- Two bedroom semi detached true bungalow
- Loft accommodation
- Living & Dining room
- Gardens to front and rear
- Driveway

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

**£230,000**



Ground Floor



First Floor

Total floor area 84.4 m<sup>2</sup> (909 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:  
MLY111910 - 0003

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