



Laurel Place, Middleton LEEDS LS10 4SU

welcome to

Laurel Place, Middleton LEEDS

FOUR bedroom DETACHED FAMILY HOME, FABULOUS SIZED CONSERVATORY, FITTED KITCHEN, LIVING ROOM, DINING ROOM, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY providing ample PARKING, INTEGRAL GARAGE. GOOD access to motorway links.

Entrance Hall

Door to the front, gas central heating radiator, stairs leading to the first floor landing.

Dowstairs Wc

Low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, uPVC double glazed window to the side.

Living Room

uPVC double glazed sliding doors leading into the conservatory, gas fire, gas central heating radiator.

Dining Room

uPVC double glazed bay window to the front, gas central heating radiator.

Kiitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated fridge freezer, three electric ovens, gas hob, space for a washing machine and dishwasher, gas central heating radiator, uPVC double glazed window to the rear, wooden double glazed door leading into the conservatory.

Conservatory

Fabulous sized space with uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Two storage cupboards, loft access. Access to all four bedrooms and the house bathroom.

Bedroom One

Two uPVC double glazed windows to the front, gas central heating radiator, fitted wardrobes and access

into the ensuite.

Ensuite

A three piece suite comprising of bath with shower over, low level flush WC, wash hand basin with vanity unit, uPVC double glazed window to the side.

Bedroom Two

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.

Bedroom Three

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.

Bedroom Four

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, uPVC double glazed window to the side.

Exterior

Driveway to the front leading to the integral garage and to the rear is an enclosed easy to maintain paved garden.

Agent Note

Private right of way - joint access to parking.





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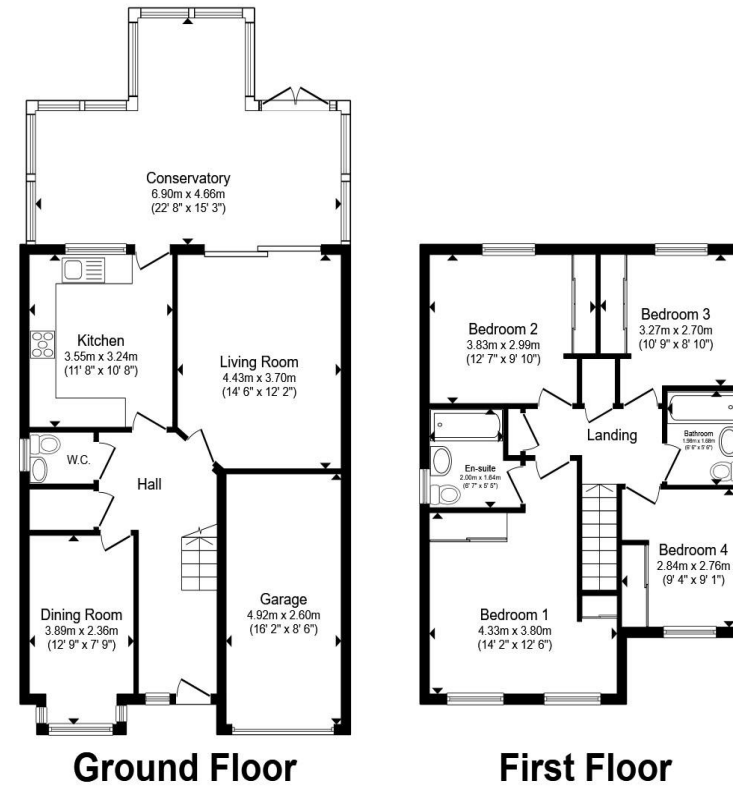
- Four bedroom detached family home
- Great sized conservatory
- Ensuite to master bedroom
- Driveway and garage
- Easy to maintain paved rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£325,000



Total floor area 150.9 m² (1,625 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



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Property Ref:
MLY110922 - 0003

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