



**Harley Drive, Leeds LS13 4QY**

**welcome to**

**Harley Drive, Leeds**

A well-presented semi-detached home offering a spacious lounge/diner, modern kitchen and three good-size bedrooms. With front and rear gardens, this property sits in a convenient location close to amenities and excellent travel links—ideal for families or commuters.



**Entrance Hall**

Enter from the front into the welcoming hallway with a storage cupboard and stairs leading to the first floor.

**Lounge/Diner**

A spacious, bright and airy room with a feature fireplace and fully glazed patio doors leading out to the garden.

**Kitchen**

A modern kitchen offering a good range of wall and base units, work surfaces incorporating a sink, drainer, gas hob and all the appliances are integrated.

**Bedroom One**

A double bedroom with fitted wardrobes.

**Bedroom Two**

A double bedroom with space for free standing furniture.

**Bedroom Three**

A good size single bedroom with space for free standing furniture.

**Bathroom**

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

**Outside**

To the front of the property there is a lawn with flowerbed borders and a path leading to the front door. The rear garden is mostly laid to lawn with a paved seating area leading off the dining room.



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welcome to

## Harley Drive, Leeds

- SEMI DETACHED HOUSE
- THREE GOOD SIZED BEDROOMS
- MODERN KITCHEN
- SPACIOUS LOUNGE/DINER
- FRONT & REAR GARDENS

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

offers in the region of

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY117055 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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