



Kirkfield Drive, Leeds LS15 9DR

welcome to

Kirkfield Drive, Leeds

This INCREDIBLE true BUNGALOW is just READY & WAITING for you to VIEW! Featuring TWO BEDROOMS and a lounge with a CONSERVATORY, this fantastic home is in need of some updating and is for sale with NO ONWARD CHAIN!



Entrance Hall

Having a UPVC entrance door to the side aspect, and a cupboard housing the hot water tank and central heating boiler.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas, and a cooker hood over. Also includes the washing machine and fridge freezer, a double glazed window to the rear and a UPVC door leading out to the rear garden.

Lounge Diner

Featuring a double glazed window to the side aspect, fire place with a living flame gas fire, and two gas central heating radiators. Patio doors leading through to the conservatory.

Conservatory

Of UPVC construction with a brick built base and fitted with power points.

Bedroom One

With a double glazed window to the front, an electric roller blind, and gas central heating radiator.

Bedroom Two

Double glazed window to the front, and a gas central heating radiator.

Shower Room

A modern shower room which includes a walk in shower, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also includes spotlights to the ceiling, a heated towel rail, and a double glazed window to the side.

Exterior

Externally the property has an open garden to the front with a lawn and driveway giving access to the garage.

To the rear is a low maintained garden space with a paved seating area, gravel area, and a some mature plants and shrubbery.

Garage

An integral garage with an electric, remote controlled roller door.



view this property online williamhbrown.co.uk/Property/CGT111850



welcome to

Kirkfield Drive, Leeds

- Detached True Bungalow
- Two Bedrooms
- Lounge With Conservatory
- Desirable Cul - De - Sac Location
- Enclosed Rear Garden

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

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111850



Property Ref:
CGT111850 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk