



Tong Road, Leeds LS12 5AT

welcome to

Tong Road, Leeds

Spacious Four Bedroom Semi-Detached Family Home with Garage, Driveway & Extensive Gardens. This attractive family home combines generous living space, excellent outdoor areas and a highly convenient location, making it ideal for a growing family



Property Information

This exceptional four bedroom semi detached family home offers approximately 1883 sq ft of beautifully presented and versatile accommodation, making it an ideal home for growing families seeking generous living space in a suburban location. The property benefits from excellent public transport links and convenient access to the ring road, M621 and M62 making it perfectly positioned for commuters travelling throughout Leeds and beyond. To the front, a substantial driveway provides off street parking for up to 4 vehicles and leads to a detached garage with power and a roller door, offering excellent storage, workshop potential or secure parking. Beautifully maintained front, side and rear gardens surround the property whilst CCTV and a burglar alarm system provide additional piece of mind. Internally, the welcoming entrance hallway leads to a generous living room, dining room, reception with bi folding doors, downstairs WC, modern fitted kitchen, the first floor comprises three well proportioned bedrooms with a contemporary family bathroom providing flexible accommodation for children, guests or home workers. Occupying the entire second floor is an outstanding principal bedroom with separate en-suite. Outside beautiful maintained gardens.

Entrance Hall

Welcoming entrance hall to the downstairs rooms.

Downstairs Wc

Useful guest WC.

Living Room

Spacious reception room with laminate flooring and ceiling spotlights, wall lights, stone fire place with gas fire and beautiful bay window.

Dining Room

Spacious dining room with laminate flooring and spotlights to ceiling. Double glass doors lead to reception/lounge.

Reception/lounge

Versatile family room with bi folding doors opening onto the rear garden.

Kitchen

The modern fitted kitchen offers an excellent range of fitted units with granite work surfaces, gas hob, electric oven integrated appliances including fridge, two freezers, auto washer and dish washer, one and a half bowl sink, extractor fan, Worcester combi boiler and side access door.

Landing

Access to first floor rooms.

First Floor Bedroom Two

Light and airy double bedroom with wooden flooring, fitted wardrobes and large bay window.

Bedroom Three

South facing double bedroom with laminate flooring.

Bedroom Four

Good sized single bedroom / home office with wooden flooring.

Bathroom

Fully tiled bright spacious bathroom with bath, walk in shower, WC, wash basin, heated towel rail, extractor fan and spotlights.

Second Floor

Bedroom One Principal

Undoubtedly one of the homes stand out features. This exceptionally spacious retreat comfortably accommodates a super king size bed with ample room remaining. Bespoke fitted doors provide excellent ample storage, whilst the separate generous fully tiled en-suite bathroom features a full size bath, walk in shower, WC and washbasin creating a luxurious private sanctuary.

Outside

Externally the beautifully maintained rear garden provides an excellent balance of lawn and patio,

gated access for privacy, driveway for up to 4 cars and detached garage with power and roller door.

Garage

Detached garage.



view this property online williamhbrown.co.uk/Property/PDY116503



welcome to

Tong Road, Leeds

- Four bedroom semi-detached family home
- Ground floor WC
- Principal bedroom with separate en-suite
- Alarm system and CCTV
- Detached garage with power and roller door

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY116503](https://www.williamhbrown.co.uk/Property/PDY116503)



Property Ref:
PDY116503 - 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 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)