



South Hill Rise, Leeds LS10 4SQ

welcome to

South Hill Rise, Leeds

FABULOUS THREE bedroom SEMI DETACHED accommodation, WELL PRESENTED THROUGHOUT, LIVING ROOM, DINING AREA, KITCHEN, CONSERVATORY, HOUSE BATHROOM, DRIVEWAY, ARTIFICIAL GRASS AREA to the front and to the rear is an easy to maintain ENCLOSED GARDEN with ARTIFICIAL GRASS.

Entrance Hall

uPVC double glazed door to the side, uPVC double glazed window, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

Living Room

14' 5" x 12' (4.39m x 3.66m)

uPVC double glazed bay window to the front, gas central heating radiator, storage cupboard, open access through to the dining area and door leading into the kitchen.

Dining Area

9' 8" x 7' 6" (2.95m x 2.29m)

Gas central heating radiator, sliding patio doors leading into the conservatory.

Kitchen

9' 8" x 7' 1" (2.95m x 2.16m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, space for a dishwasher, fridge freezer and washing machine, tiled floor, uPVC double glazed window to the side, open access into the conservatory.

Conservatory

8' 11" x 12' (2.72m x 3.66m)

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

First Floor Landing

uPVC double glazed window to the side, storage cupboard, loft access which is part boarded. Access to all three bedrooms and the house bathroom.

Bedroom One

10' to wardrobe x 8' 2" (3.05m to wardrobe x 2.49m)

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

Bedroom Two

11' 8" x 8' 11" MAX (3.56m x 2.72m MAX)

uPVC double glazed window to the front, gas central heating radiator, built-in wardrobe.

Bedroom Three

8' 4" x 6' 6" (2.54m x 1.98m)

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

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, tiled floor and walls, uPVC double glazed window to the rear.

Exterior

Driveway to the side, artificial grass area to the front and to the rear is an enclosed well maintained garden with artificial grass and paved area.





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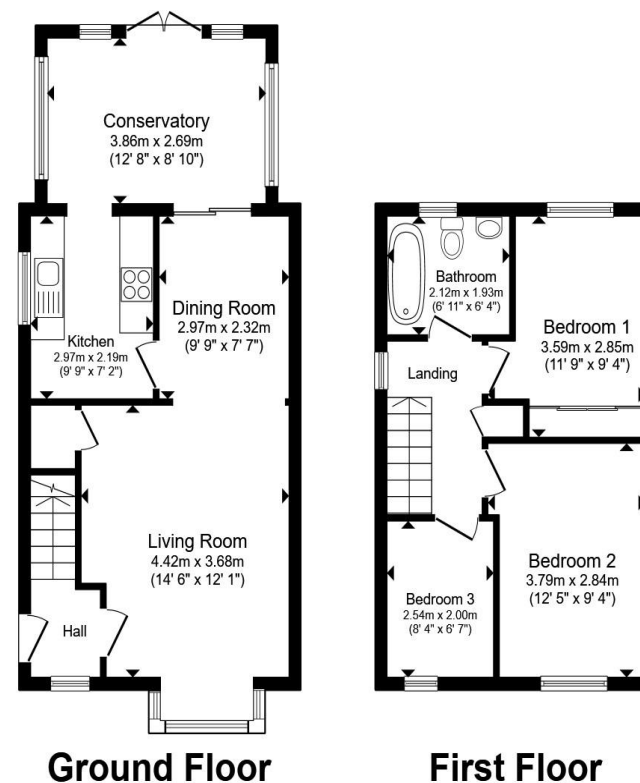
South Hill Rise, Leeds

- Three bedroom semi detached accommodation
- Well presented throughout
- Conservatory
- Driveway
- Easy to maintain enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



Total floor area 97.5 m² (1,049 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:
MLY111719 - 0004

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