



Lilac Court, Leeds LS14 6GQ

welcome to

Lilac Court, Leeds

IF you're looking for a superb family home with **THREE DOUBLE BEDROOMS** at a Guide Price of £280,000 - £290,000, this could be **RIGHT UP YOUR STREET**. With accommodation set over **THREE FLOORS**, this well proportioned home also includes a **MASTER BEDROOM** with an **EN-SUITE**, plus off street parking and **GARAGE**



Ground Floor Entrance Hall

Having the entrance door to the front, built in storage cupboard, an under stair storage cupboard, two gas central heating radiators and stairs to the first floor landing.

Shower Room

Equipped with a shower cubicle, a wash hand basin and the low level flush w.c.

Bedroom Two

With a double glazed window to the rear and a gas central heating radiator.

First Floor Lounge

With double doors leading from the hall and featuring both a double glazed window to the front and French doors leading out onto the balcony. Gas central heating radiator.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer with mixer tap, an electric oven with an electric hob, matching splash back, and a cooker hood over. Also includes an integrated dish washer and an integrated under counter fridge. Space for a fridge freezer, and space for both a washing machine and a dryer. Gas central heating radiator and double glazed French doors to the rear with Juliet balcony.

Second Floor Bedroom One

Featuring two double glazed windows to the front aspect, built in wardrobes, and a gas central heating radiator. Door to the en-suite facilities.

En-Suite

Complete with a walk in shower, wash hand basin and the wc. Tiling to the walls and tiling to the floor, gas central heating radiator, and an extractor fan.

Bedroom Three

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

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with taps and a shower attachment, a wash hand basin set within a vanity storage unit, and a w.c. Includes tiling to the floor, part tiled walls, gas central heating radiator and an extractor fan.

Exterior

Externally the property has a double driveway to the front with access to the integral garage.

To the rear is an enclosed garden space with fenced boundaries and a lawn.

Garage

An integral garage with an up and over door, and lighting.



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welcome to

Lilac Court, Leeds

- Guide Price £280,000 - £290,000
- Modern End Town House
- Three Double Bedrooms
- Accommodation Over Three Floors
- Master Bedroom With En-Suite

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

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111739 - 0004

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