



**Shakespeare Lawn, LEEDS LS9 7UL**

**welcome to**

**Shakespeare Lawn, LEEDS**

A three-bedroom mid-terrace property offering excellent scope for improvement throughout. The home enjoys a generous and versatile layout, providing plenty of potential for enhancement. It benefits from both front and rear gardens, with the rear garden in particular offering fantastic potential.



## **Shakespeare Lawn Ground Floor**

### **Entrance Hallway**

The entrance hall features a large under-stairs storage cupboard, a fitted radiator, and laminate flooring, creating a practical and welcoming first impression.

### **Lounge**

The lounge is generously sized, benefiting from double-glazed windows to both the front and rear, allowing plenty of natural light to fill the space. The layout offers versatile potential — easily accommodating a dining area alongside the main living space.

### **Kitchen**

The kitchen features a rear double-glazed window and an external door leading out to the rear garden, along with an internal door that opens into a useful storage cupboard. The space is fitted with wall and base units, an integrated oven and hob with an extractor fan above. The room is finished with tiled splashbacks and tiled flooring.

### **W.C**

A great little addition to the home, featuring a front double-glazed window, a toilet, and a wash basin — offering convenient extra facilities within the property.

## **First Floor**

### **Bedroom One**

A double bedroom featuring a rear double-glazed window and a fitted radiator. The room also includes a built-in cupboard that enhances storage and maximises usable space. Finished with laminate flooring for a clean and modern look.

### **Bedroom Two**

A double bedroom with a rear double-glazed window and a fitted radiator. The room also benefits from a built-in storage cupboard.

### **Bedroom Three**

A double bedroom featuring a front double-glazed window, a fitted radiator, and built-in storage.

### **Bathroom**

Featuring a front double-glazed window and a fitted radiator, the bathroom includes an L-shaped bath with an overhead electric shower, a wash basin, and a toilet. The space is finished with tiled flooring and partly tiled walls.

### **External**

The property benefits from both front and rear gardens. The front garden is low-maintenance, featuring a brick wall border and graveled ground. To the rear, you'll find a generously sized garden that is fully enclosed with fencing and a secure gate. A paved patio area sits at the top, with a paved pathway leading down the garden, while the remaining space is laid to lawn.



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## Shakespeare Lawn, LEEDS

- MID TERRACE
- THREE BEDROOMS
- GENEROUS SIZE LOUNGE WHICH OFFERS ROOM FOR DINING AREA
- FRONT AND REAR GARDENS - WELL SIZED REAR WITH POTENTIAL
- ADDITIONAL GROUND FLOOR W.C

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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