



Brignall Garth, Leeds LS9 7HB

welcome to

Brignall Garth, Leeds

A rare opportunity in an excellent position, this well-presented mid-terrace home offers two double bedrooms and a kitchen-diner ideal for everyday living. Two fully tiled wet rooms, including a ground floor wet room for mobility needs. Direct access to predominantly south-facing fields.



Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

A spacious, bright and airy room with a window to the front boasting open aspect views across the field.

Dining Room

A versatile room that would also be perfect as a home office depending on the buyers needs.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances. Additionally there is a useful storage cupboard.

Store Room

Another versatile room, perfect as an office, playroom or gym depending on the buyers needs.

Wet Room

Fully tiled and fitted with a shower, hand basin and wc.

Bedroom One

A spacious double bedroom with a built in cupboard and window boasting open aspect views across the field in front.

Bedroom Two

A double bedroom with space for free standing furniture.

Wet Room

Fully tiled and comprising a shower, hand basin and wc.

Outside

There are low maintenance gardens to the front and rear, perfect for easy upkeep. The front garden boasts open aspect views across the field providing plenty of green space.



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welcome to

Brignall Garth, Leeds

- Two spacious double bedrooms
- Kitchen/Diner
- Two fully accessible wet rooms including ground floor (a great asset for families and visitors with mobility/access needs)
- Direct access to open fields at the predominantly south-facing front
- Low-maintenance front and rear gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109731 - 0007

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