



Lea Farm Crescent, Leeds LS5 3QQ

welcome to

Lea Farm Crescent, Leeds

Beautifully presented modern semi-detached home in a quiet cul-de-sac location. Featuring a contemporary kitchen and bathroom, three spacious bedrooms, a fabulous private rear garden, off-street parking, and a detached garage. An ideal home for families and professionals alike.



Hallway

A welcoming hallway with stairs leading to the first floor.

Living/Dining Room

The attractive living room is a bright and inviting space, featuring a charming log burner that creates a warm and cosy focal point. A bay window to the front elevation allows plenty of natural light to flood the room, while fully glazed patio doors to the rear open directly onto the garden, seamlessly connecting the indoor and outdoor spaces and making it ideal for both relaxing and entertaining.

Kitchen

The modern kitchen is fitted with a stylish range of grey shaker-style wall and base units, complemented by elegant white and grey marble-effect work surfaces and a traditional Belfast sink. A range of integrated appliances, including an oven, microwave, washing machine, dishwasher, and fridge freezer, provide a sleek and practical finish. Thoughtfully designed, the kitchen offers excellent storage and workspace, creating a contemporary and functional heart of the home.

Bedroom One

A spacious double bedroom with ample room for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A double bedroom currently used as a home office but would be perfect as a guest bedroom, nursery or child's bedroom.

Bathroom

The stylish family bathroom is finished to a high standard with contemporary tiling throughout. It comprises a panelled bath with shower over, a WC, and a sleek hand basin set within a practical storage unit. Complementing black fittings and fixtures add a

modern touch, creating a sophisticated and elegant space.

Outside

Externally, the property is perfectly designed for those who love to entertain. To the front, there is convenient off-street parking, while the generous rear garden provides an excellent setting for social gatherings and outdoor enjoyment. A covered decking area extends directly from the dining room, creating a seamless space for al fresco dining, summer barbecues, and year-round entertaining. Beyond, the large, neatly maintained lawn offers plenty of room for family activities, complemented by a paved seating area that provides the perfect spot to relax and host guests in a private and attractive outdoor setting.

Garage

A single detached garage, perfect for storage or secure parking.

Agents Note

The boundary line shown in the image is for illustrative purposes only and should be verified by your legal representative



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welcome to

Lea Farm Crescent, Leeds

- MODERN SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONTEMPORARY KITCHEN & BATHROOM
- THREE GOOD SIZE BEDROOMS
- FABULOUS PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA110031 - 0004

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