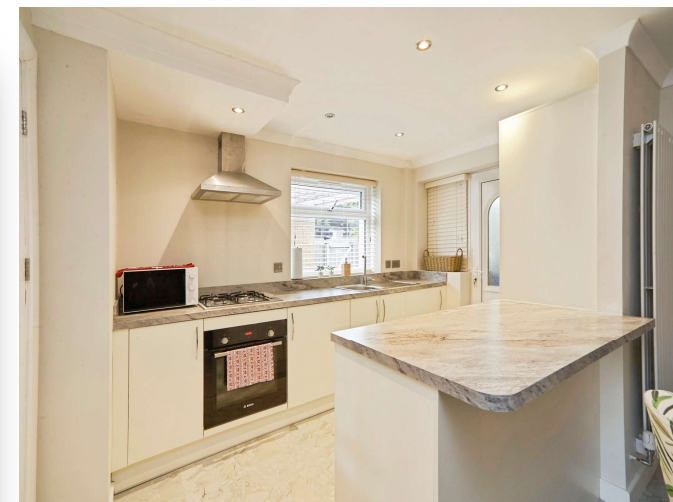




Linton Drive, Leeds LS17 8QL

welcome to

Linton Drive, Leeds

A well-presented three-bedroom semi-detached home in a sought-after location, offering spacious open plan living, kitchen and dining area, plus a large conservatory. With front and rear gardens designed for ease of maintenance and a driveway, this property is ideal for comfortable modern living.



Entrance Hall

A welcoming entrance hall with stairs leading to the first floor.

Lounge

Open to the dining room, a bright and airy room with a fire set on a marble hearth.

Kitchen/Diner

A modern and well appointed kitchen offering a range of base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven, fridge freezer and washing machine. The dining area has ample space for a table and chairs allowing for more formal dining and entertaining with fully glazed sliding doors leading through to the conservatory.

Conservatory

A fabulous addition to this family home creating extra living accommodation with glazing to all three sides allowing a good amount of natural light to flow through the ground floor.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A good size single bedroom with space for free standing furniture.

Bathroom

Fully tiled and fitted with a modern three piece suite comprising a bath with shower over, hand basin with storage below and a wc.

Outside

To the front, there is a small lawned garden complemented by mature shrubs, providing an attractive setting and a driveway to the side offering

convenient off-road parking for multiple cars. The rear garden has been designed for low maintenance, featuring a paved layout ideal for outdoor seating and entertaining.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Linton Drive, Leeds

- NO ONWARD CHAIN
- MODERN SEMI DETACHED HOUSE
- CLOSE TO OUTSTANDING SCHOOLS
- OPEN PLAN KITCHEN/DINING
- LOUNGE RECEPTION ROOM

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

offers over

£349,990



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107474 - 0011

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