



**Kelmscott Lane, Leeds LS15 8JU**

**welcome to**

**Kelmscott Lane, Leeds**

FOR SALE with NO CHAIN and offering SINGLE LEVEL living accommodation, this DETACHED true BUNGALOW offers TWO BEDROOMS plus a kitchen with a CONSERVATORY. Ready to move in to, and having a DRIVEWAY for OFF STREET PARKING plus a GARAGE and GARDENS, this is a FANTASTIC BUY!



**Entrance**

Having the entrance door to the front aspect, and a gas central heating radiator.

**W.C**

Having a w.c, wash hand basin, tiling to the walls, and a window.

**Lounge**

With a bay window to the front aspect, and a radiator.

**Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an eye level oven, gas hob and tiling to the splash areas. Pantry space, plumbing for a washing machine, a window to the rear, and a door to the conservatory.

**Conservatory**

Of upvc construction and having a door to the rear.

**Bedroom One**

With a bay window to the front aspect, fitted wardrobes and a radiator.

**Bedroom Two**

With a window to the side, built in storage and a window to the side.

**Shower Room**

Having a shower, wash hand basin, and a w.c. Heated towel rail, built in storage, and a frosted window.

**Exterior**

Externally the property has a paved garden to the front with some plants and shrubbery, and a driveway to the side providing ample off street parking, and access to the garage.

A paved garden is also set to the rear.

**Garage**

A single garage with power and lighting.

**Please Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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## **Kelmscott Lane, Leeds**

- Detached Bungalow
- No Chain
- Two Bedrooms
- Kitchen With Conservatory
- Front & Rear Gardens

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

**£300,000**



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Property Ref:  
CGT112216 - 0003

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Please note the marker reflects the  
postcode not the actual property



**william h brown**



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