



Marsett Way, LEEDS LS14 2DN

welcome to

Marsett Way, LEEDS

Searching for your next family home? Then this SUPERB property could be PERFECT for you! Offering GENEROUS & WELL PROPORTIONED living accommodation which includes TWO RECEPTION ROOMS, a ground floor W.C, TWO DRIVEWAYS & a garage! *** Guide Price £310,000 - £320,000



Entrance Hall

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

W.C

Equipped with a wash hand basin, the w.c, heated towel rail and a window to the front aspect.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, a built in double oven with grill, a gas hob with tied splash back and a cooker hood over. Also has plumbing for a dishwasher, space for a fridge freezer, and a window to the rear.

Dining Room

Furnished with patio doors to the rear aspect, a built in cupboard, and a gas central heating radiator.

Lounge

Featuring a window to the front with fitted shutters, built in storage, box bay window to the rear with a door leading out to the rear garden, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having two built in storage cupboards, and a window to the front.

Bedroom One

Having a window to the rear, built in storage wardrobes, and a gas central heating radiator.

Bedroom Two

Again, having a window to the rear aspect, and built in storage. Also includes a shower cubicle, wash hand basin, and a gas central heating radiator.

Bedroom Three

With a window to the front aspect, built in storage, and a gas central heating radiator.

Bedroom Four

Window to the front, built in storage cupboard, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a heated towel rail, ceiling spotlights, and an access hatch to the loft space.

Exterior

Externally the property has a driveway both the front and to the side allowing for ample off street parking. To the rear is an enclosed garden spade with two Indian stone patio areas, a lawn, a garden shed, outdoor tap, and an additional tarmac area.

Garage

The garage has an up and over door to the front, an access door and a window to the rear, and houses the gas central heating radiator and the gas central heating boiler. Power and Lighting.



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Marsett Way, LEEDS

- Guide Price £310,000 - £320,000
- Substantial Family Home
- Four Good Size Bedrooms
- Two Reception Rooms
- Front & Rear Gardens

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

guide price

£310,000 - £320,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111486 - 0004

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