



**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.



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welcome to

## Linton Drive, Leeds

- WELL PRESENTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN LIVING/KITCHEN/DINING
- LARGE CONSERVATORY
- FRONT & REAR GARDENS

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

offers over

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MRT107474 - 0005

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