



Sark Court, LEEDS LS14 1FU

welcome to

Sark Court, LEEDS

PRACTICAL & PERFECT in every way, this MODERN HOME is beautifully presented throughout and offers FANTASTIC living accommodation which includes TWO DOUBLE BEDROOMS, and a GROUND FLOOR W.C. Ready to move in to, this much loved property includes OFF STREET PARKING plus an ENCLOSED rear garden!



Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

W.C

A ground floor w.c featuring a wash hand basin and low level flush w.c. Also includes a gas central heating radiator and an extractor fan.

Kitchen

A modern and stylish kitchen having a range of both wall and base units with work surfaces over. Includes an eye level double oven of which, one is also a microwave, plus an induction hob with matching splash back and a cooker hood unit over. Also includes an integrated dish washer, washing machine, and an integrated fridge freezer. Also features under cupboard lighting and spotlights to the plinths, and a stainless steel sink and drainer. Double glazed window to the front and a gas central heating radiator.

Lounge

Having double glazed French doors leading out to the rear garden, and a gas central heating radiator.

Bedroom One

Having two double glazed windows to the rear aspect, a gas central heating radiator and fitted wardrobes.

Bedroom Two

Two double glazed windows to the front, built in storage, and a gas central heating radiator.

House Bathroom

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also has tiling to all visible areas, and a heated towel rail.

Exterior

Externally the property has a buffer garden to the front with some mature plants and shrubbery, and pathway to the front door. EV charging point.

To the rear is an enclosed garden space with a two patio seating areas, and a lawn. Also includes a block paved off street parking to the front.



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Sark Court, LEEDS

- Guide Price £280,000 - £290,000
- Modern Semi Detached Home
- Two Double Bedrooms
- Beautifully Presented Throughout
- Ready To Move In To

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

guide price

£280,000 - £290,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT111854 - 0005

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