



Leysholme View, Leeds LS12 4HN

welcome to

Leysholme View, Leeds

Occupying a desirable corner plot position, this beautifully renovated home offers stylish & well-presented accommodation throughout. The property features a modern kitchen a spacious lounge enhanced by recently installed flooring a contemporary bathroom.



Property Information

Situated on a prominent corner plot position, this beautifully presented three-bedroom semi-detached home has been fully renovated, offering a perfect blend of modern comfort and practical living. Recent upgrades include a boiler installed approximately two years ago, high-quality windows and doors with FENSA certification, and newly installed modern LVT flooring, providing peace of mind for prospective buyers. Externally the property benefits from a spacious lawned front & side garden enclosed by wall and fence boundaries. There is also an agreement in principle for a dropped kerb, offering the potential to create off-road parking if desired (subject to the necessary approvals). Internally the accommodation offers a large and inviting lounge enhanced by new flooring, creating a perfect space for both relaxing and entertaining. The modern kitchen is fitted with a range of wall and base units, includes plumbing for a washer/dryer and features a charming stable door leading out to the garden. A useful utility area adds further practicality. To the first floor, there are three bedrooms comprising a generous double bedroom with new carpet and fitted wardrobes, a second double/large single bedroom, and a third single bedroom. The home is completed by a modern bathroom fitted with a stylish three-piece suite. This beautifully presented, ready-to-move-into home is perfect for families, first-time buyers, or investors looking for a well-maintained property in a sought-after location.

Lounge

A generously sized and welcoming living space, featuring new flooring and ample room for both seating and entertaining.

Kitchen

Modern fitted kitchen with a range of wall and base units, plumbing for a washer/dryer, and a stable door providing access to the garden.

Landing

Bedroom One

A good-sized double bedroom with new carpet,

benefiting from fitted wardrobes for built-in storage.

Bedroom Two

A versatile second bedroom, suitable as a double or large single, with carpeted flooring.

Bedroom Three

A single bedroom, ideal as a child's room, home office, or study.

Bathroom

Modern bathroom fitted with a three-piece suite, offering a clean and contemporary finish.

Outside

Approached via a spacious paved front garden, enclosed by wall and fence boundaries. We have been advised that Leeds city council has approved a dropped kerb.



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- ** GUIDE PRICE £230,000 - £240,000 **
- Prominent corner pot position
- Refurbished by current owner
- Upgraded windows and doors with FENSA certification
- Boiler installed approx. 2 years ago

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116842 - 0008

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk