



Pullman Crescent, LEEDS LS12 6EJ

welcome to

Pullman Crescent, LEEDS

GUIDE PRICE £270,000 - £280,000. Pullman Crescent is conveniently positioned within easy reach of the Leeds Ring Road, providing excellent transport links to Leeds City Centre, surrounding business parks, motorway networks and local amenities.



Property Information

A beautifully presented modern three-bedroom semi-detached home, originally built as a new build property and offering stylish, well-maintained accommodation throughout. The property enjoys excellent access to the Leeds Ring Road, making it ideal for commuters travelling into Leeds City Centre and surrounding areas.

This attractive home benefits from a welcoming and cosy lounge, a contemporary fitted kitchen diner, downstairs WC, master bedroom with stunning far-reaching views across open farmers' fields and an ensuite shower room, two further generous bedrooms, a modern family bathroom, partially boarded loft space, and attractive low-maintenance gardens. The property also benefits from gated side access and a pleasant front garden, making it an ideal purchase for first-time buyers, professionals, and growing families alike.

Entrance Hall

A welcoming entrance hallway providing access to the lounge, downstairs WC and staircase leading to the first floor accommodation.

Downstairs Wc

Convenient ground floor cloakroom comprising WC and wash hand basin.

Lounge

A cosy and inviting reception room offering the perfect space for relaxation and entertaining. Tastefully decorated and filled with natural light, creating a warm and comfortable atmosphere.

Kitchen Diner

A modern fitted kitchen diner featuring a range of contemporary wall and base units with complementary work surfaces. The dining area provides ample space for family meals and entertaining guests, with access to the rear garden.

Loft Space

Partially boarded loft providing useful additional storage space.

Bedroom One

A generous principal bedroom enjoying far-reaching open views across neighbouring farmers' fields, creating a peaceful countryside feel. This spacious room also benefits from its own ensuite facilities.

En-Suite

Modern suite comprising a walk-in shower enclosure, wash hand basin and low-flush WC.

Bedroom Two

A well-proportioned large single bedroom, ideal as a children's room, guest bedroom or home office.

Bedroom Three

A spacious double bedroom with attractive views overlooking protected woodland and mature trees, offering a pleasant and private outlook.

Family Bathroom

A contemporary family bathroom fitted with a modern three-piece suite comprising panelled bath with overhead shower, wash hand basin and low-flush WC.

Outside Space

An attractive front garden providing a welcoming approach to the property. Benefitting from a double driveway.

A low-maintenance enclosed rear garden, perfect for relaxing and outdoor dining. The garden benefits from gated side access for added convenience.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

We have been advised of £160.00 per year management fees.



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Pullman Crescent, LEEDS

- GUIDE PRICE £270,000 - £280,000
- Cosy and inviting lounge
- Contemporary fitted kitchen diner
- Downstairs WC
- Master bedroom with far reaching views

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

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117208 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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