



Larkhill Close, LEEDS LS8 1QZ

welcome to

Larkhill Close, LEEDS

A well-presented three-bedroom semi-detached home offering spacious accommodation throughout, complemented by attractive front and rear gardens. Situated in a highly convenient location with a wide range of everyday amenities. this fantastic property is sure to appeal to a variety of buyers.



Ground Floor

Entrance Hall

Features a fitted radiator, useful storage cupboard, and stairs leading to the first floor.

Living Room / Dining Area

A bright and spacious room filled with natural light, featuring a front double glazed window, rear double glazed French doors, and a fitted radiator.

Kitchen

The kitchen features a rear double glazed window and a side external door providing access outside. A further door leads to a spacious storage cupboard, offering excellent practicality. Fitted with a range of wall and base units, the kitchen also incorporates a sink with drainer and provides space for both freestanding and under-counter appliances.

First Floor

Bedroom One

A spacious double bedroom featuring a front double glazed window and fitted radiator, offering a bright and comfortable living space.

Bedroom Two

A double bedroom featuring a rear double glazed window and fitted radiator. The room benefits from built-in cupboard space, offering excellent storage potential.

Bedroom Three

Features a front double glazed window and fitted radiator.

Bathroom

The bathroom features a rear double glazed window and is fitted with a bath with overhead shower and wash basin. Finished with partially tiled walls.

Toilet

A separate toilet with partially tiled walls.

External

The front garden features a neatly maintained lawn

with steps leading up to the property. A pathway runs along the side of the home, providing access to the rear garden.

The generous rear garden offers a pleasant seating area directly outside the patio doors, ideal for relaxing or entertaining. Adjacent to the steps is a small gravelled area, adding further versatility to the outdoor space. Steps and a pathway lead towards the rear of the garden, with the remainder predominantly laid to lawn. An outhouse is also situated within the garden, providing valuable additional storage and a useful addition to the home.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



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Larkhill Close, LEEDS

- SEMI DETACHED
- THREE BEDROOMS
- FRONT AND REAR GARDENS - WELL PRESENTED AND SPACIOUS TO THE REAR
- READY TO MOVE IN CONDITION
- GREAT LOCATION WITH SCHOOLS, GREEN SPACE AND SHOPS ALL IN EASY REACH

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£250.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK110032 - 0003

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