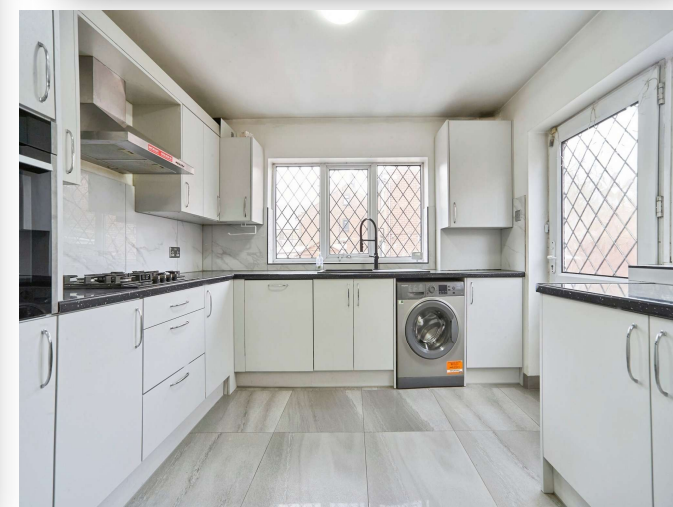
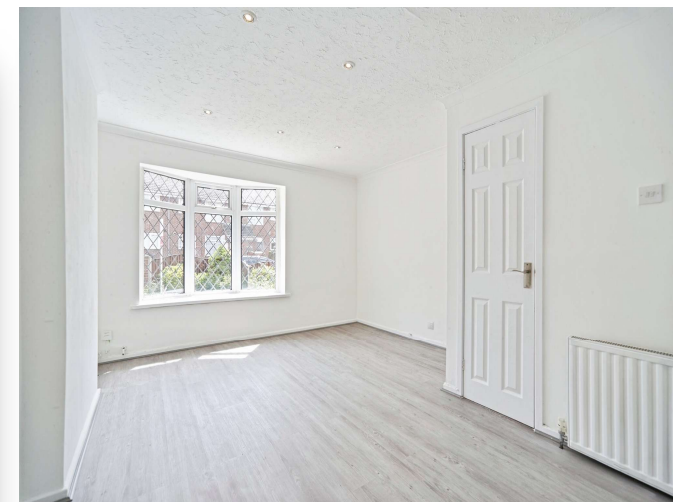




Lydgate, LEEDS LS9 7JJ

welcome to

Lydgate, LEEDS

Positioned in a highly desirable location, this two-bedroom semi-detached home offers an open-plan kitchen-diner and two double bedrooms, making it a well-rounded and appealing home. The property benefits from a private driveway providing off-street parking and well-sized front and rear gardens.



Lydgate Ground Floor Entrance Hallway

Entering the property from the side of the building, you step into the hallway where the stairs are directly ahead. The lounge is situated to the left, while the kitchen-diner is located to the right.

Lounge

The lounge features front double-glazed bay windows that enhance the sense of space, creating a bright and inviting room. It is well sized and includes a fitted radiator, with modern ceiling spotlights adding a contemporary finish. There is also a built-in storage cupboard within the lounge, offering convenient additional space.

Kitchen/ Diner

The heart of the home is this bright and beautifully proportioned open-plan kitchen-diner, flooded with natural light from dual-aspect double-glazed windows to the side and rear. The space features an extensive range of wall and base units offering ample storage, alongside an integrated oven, hob, and extractor fan. A practical side door provides seamless external access, while the room is smartly finished with tiled splashbacks and tiled flooring. Best of all, the space benefits from underfloor heating paired with a fitted radiator, ensuring a warm, cosy hub even during the coldest winter months.

First Floor

Bedroom One

Bedroom One features a rear double-glazed window and a fitted radiator. It is a well-sized double room and also benefits from additional storage thanks to a built-in cupboard.

Bedroom Two

Bedroom Two is a double room featuring a front double-glazed window and a fitted radiator.

Bathroom

The bathroom features a side double-glazed window and a fitted radiator. It includes a bath, a vanity sink

with useful under-storage, and a toilet. Both the walls and flooring are fully tiled.

External

The property benefits from double drive gates to the front, providing access to a driveway alongside a laid-to-lawn area. To the rear, there is a spacious, low-maintenance garden featuring clean, tidy flagged flooring and a shed positioned at the back.

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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welcome to

Lydgate, LEEDS

- NO ONWARD CHAIN
- SEMI DETACHED
- TWO DOUBLE BEDROOM
- OPEN PLAN KITCHEN/ DINER
- DRIVEWAY TO THE FRONT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109767 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk