DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £395,000

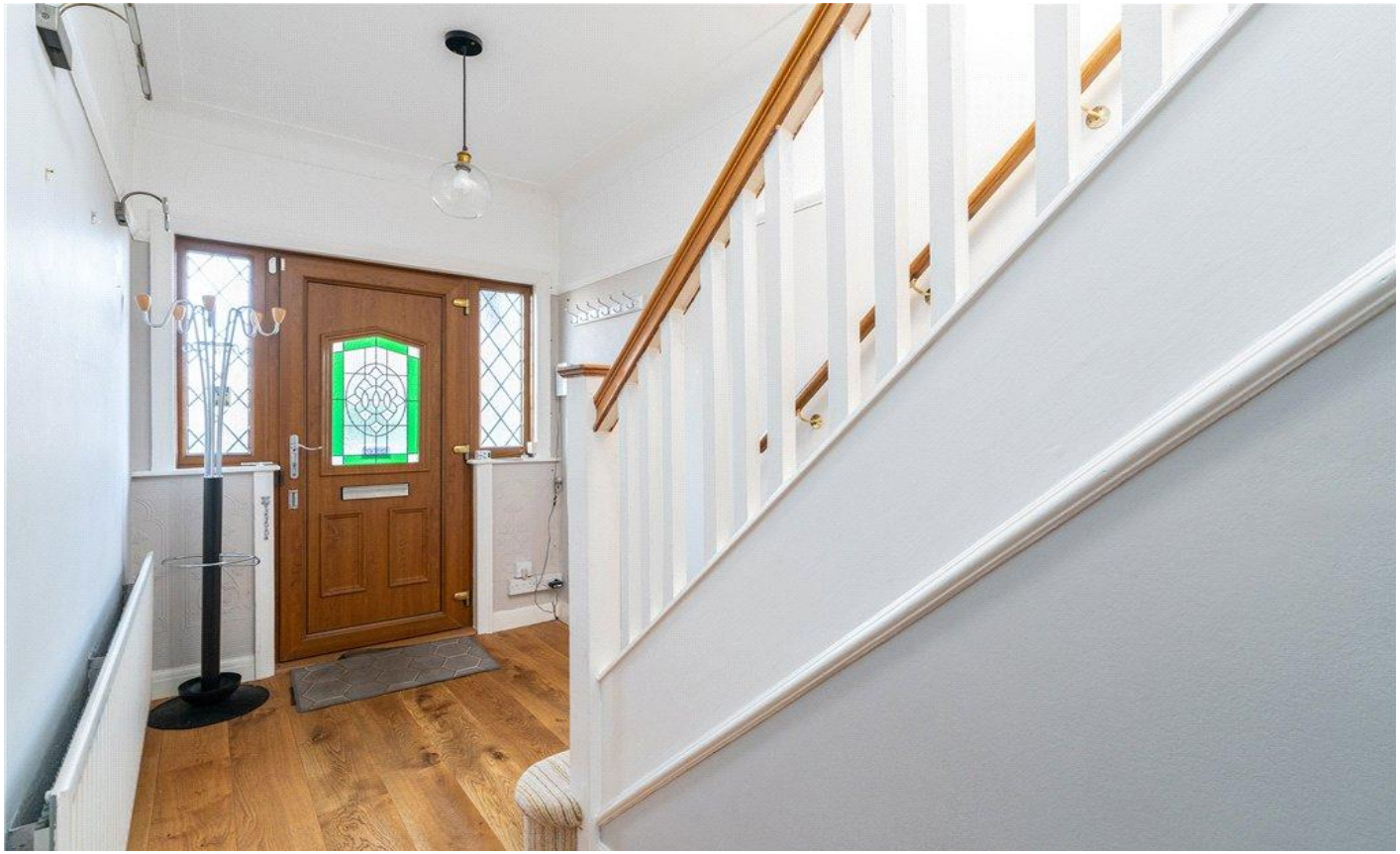
- Beautifully presented three-bedroom semi-detached home
- Flexible living accommodation
- Kitchen and dining room
- Living room and family room
- Large house bathroom and ground floor w.c.
- Front and rear gardens
- Garage and driveway providing ample parking
- Viewing is highly recommended

Spen Lane, Leeds, LS16 6JE

A well maintained and stylish three-bedroom semi- detached house with double glazed windows and central heating, lovely room proportions and ample space for a growing family. Set in a popular location with both front and rear gardens, off street parking and new detached garage.

273 Otley Road, West Park, Leeds, LS16 5LN
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dacres.co.uk







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Spen Lane, LS16 6JE

General remarks

An impressive home offering spacious living accommodation both inside and out. Situated in this popular residential location within easy reach of all amenities, shops, schools and transport links, along with local reputable nurseries, primary and secondary schools.

This home is immaculately presented throughout; it has so much to offer with generous living space and modern, high specification style. To the ground floor there is a large entrance hall, wc/cloaks, a fitted kitchen with range cooker, dining room with bay window and fireplace, open plan lounge with log burning stove and beautiful wood flooring, and a sunroom with glass roof and patio door leading to the garden. The rear of the property has been extended to provide ample living space. On the first floor are three bedrooms, large luxury house bathroom and access to the loft (offering scope for further accommodation).

Externally the property has a driveway providing ample parking leading to a detached garage with up and over door, a mature secluded rear garden - offering great privacy and an enclosed space for all the family to enjoy. There is a lawn and a seating area that is ideal for entertaining with mature shrubs and trees with boarders. We highly recommend a viewing to see what this property has to offer.

The property is situated in this pleasant and highly sought after residential location with a wide choice of amenities nearby including shops, schools and recreational facilities.

The property is ideally placed for daily travelling into the centre of Leeds. The Leeds outer ring road is close by enabling easy access to the surrounding business centres of Bradford, Harrogate and York and the national motorway networks (M1, M62 and A1). Regular buses stop within easy walking distance and Leeds/Bradford International Airport is situated at nearby Yeadon.

Directions

From the office in West Park turn left and at the Lawnswood roundabout turn left. At the first set of traffic lights turn right onto Spen Lane where the property will be found after a short distance on the left-hand side identified by a Dacre, Son & Hartley For Sale board.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

Tenure, Services & Parking

- **Freehold**
- **Off road parking and garage**
- **All mains services connected. Gas central heating**
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Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third-party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third-party provider's prices being higher than it may otherwise be.

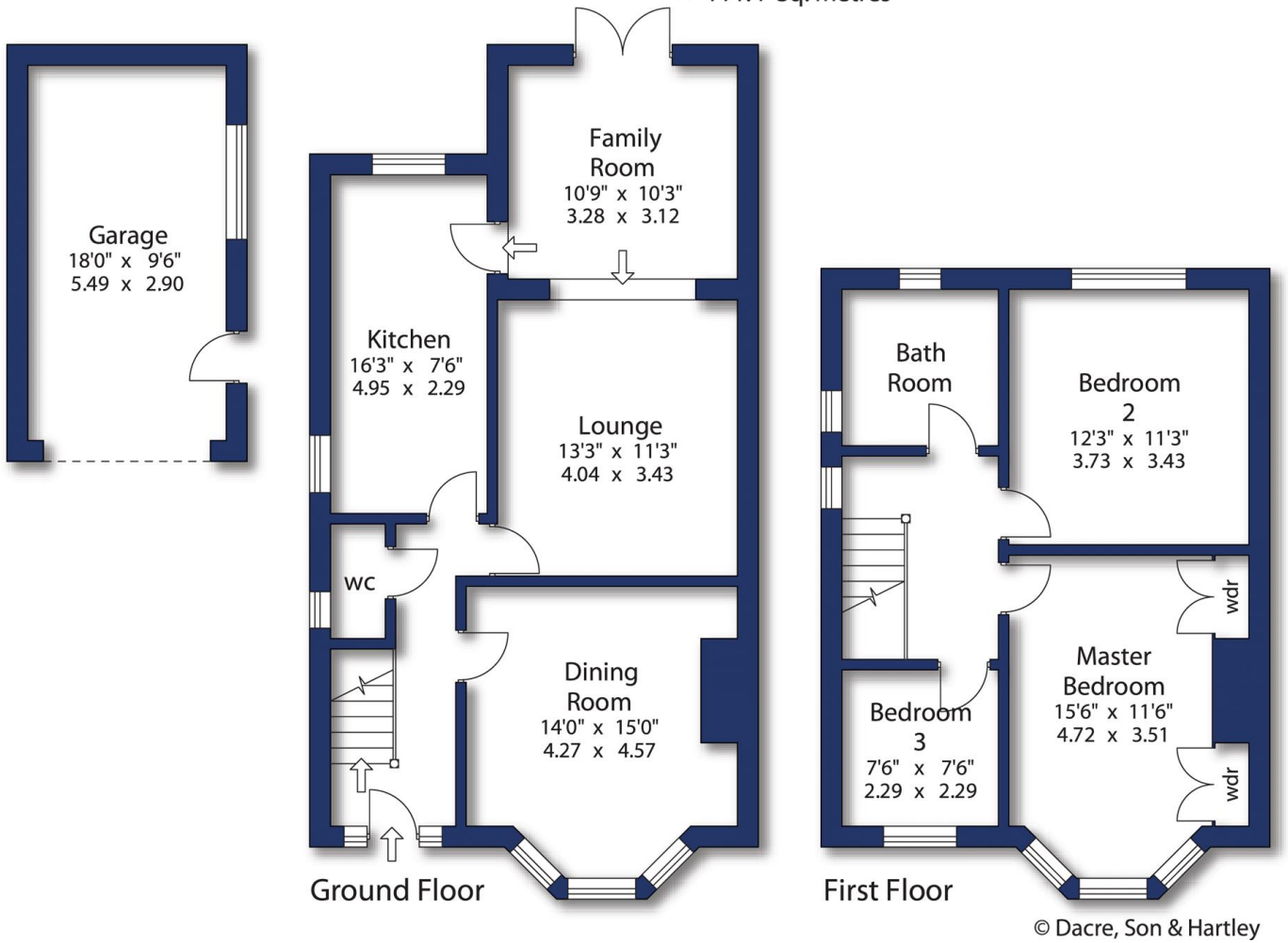
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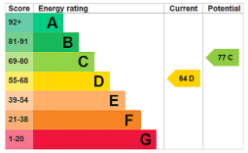


Floorplans

Approx Gross Floor Area = 1199 Sq. Feet
= 111.4 Sq. Metres



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