



Lulworth Avenue | | LS15 8LN

£265,000

3 Bedroom Semi Detached Bungalow | Council Tax band C | EPC TBC

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***** 3 BEDROOM SEMI DETACHED DORMA BUNGALOW,
SPACIOUS LIVING WITH WELL MAINTAINED GARDEN *****

This three-bedroom semi-detached bungalow is for sale in a sought-after residential area of Leeds, offering convenient access to nearby schools, local amenities and nearby parks.

The property is in good condition and arranged to provide practical living, with an additional dormer bedroom. The main reception room features a fireplace and a large bay window, creating a comfortable living space with good natural light. The kitchen also benefits from natural light and is positioned to serve the main living areas effectively.

The master double bedroom offers direct access to a conservatory, providing an additional versatile area overlooking the garden. A further double bedroom is located on the ground floor, while the dormer bedroom includes built-in wardrobes, making efficient use of the available space. The bathroom is fitted with a walk-in shower.

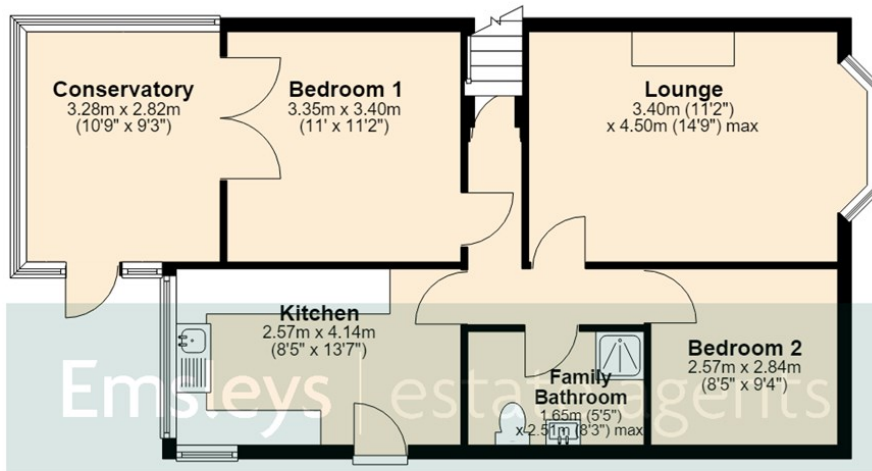
Externally, the bungalow includes a well maintained garden, off-street parking and a single garage, supporting day-to-day practicality. The property falls within Council Tax Band C.

The location provides access to local shops, cafés and everyday services in the surrounding LS15 area, including Colton and Cross Gates. Nearby parks and green spaces offer opportunities for walking and recreation. Cross Gates railway station is within easy reach by car or local bus routes, providing services to Leeds city centre typically in under 15 minutes, with onward connections to York and other regional destinations. Road links via the A6120 and M1 give further access to the wider West Yorkshire area.



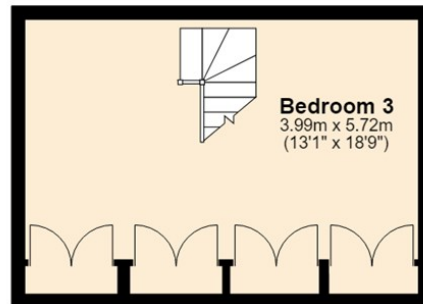
Ground Floor

Approx. 64.2 sq. metres (690.8 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Total area: approx. 87.0 sq. metres (936.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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