

Mike
Dobson



23 Kingsway
, Leeds, LS15 7BU

£330,000

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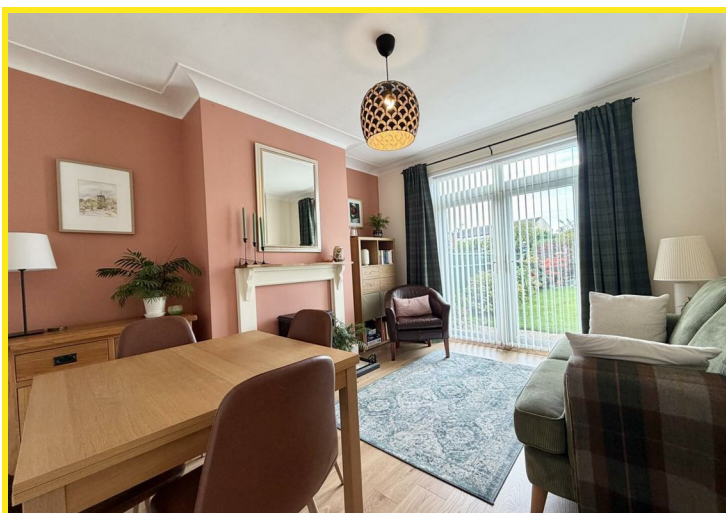
Nestled in the desirable area of Kingsway, Leeds, this beautiful traditional semi-detached house offers a perfect blend of charm and modern living. As you enter, you are greeted by a spacious hallway that leads to a large lounge, featuring a delightful bay window and a cosy open fireplace, ideal for those chilly evenings. The high ceilings throughout the property enhance the sense of space and light.

The fitted kitchen is well-equipped with an integrated fridge, electric oven, gas hob, and washing machine, making it a practical space for culinary enthusiasts. Adjacent to the kitchen, the dining room boasts patio doors that open onto the stunning rear garden, creating a seamless connection between indoor and outdoor living.

The property comprises three bedrooms, with the first two being generously sized double rooms, perfect for relaxation and rest. The third bedroom is a single room, complete with a convenient storage cupboard. The loft is insulated, providing additional storage options, and the house benefits from a refurbished roof, ensuring peace of mind for years to come.

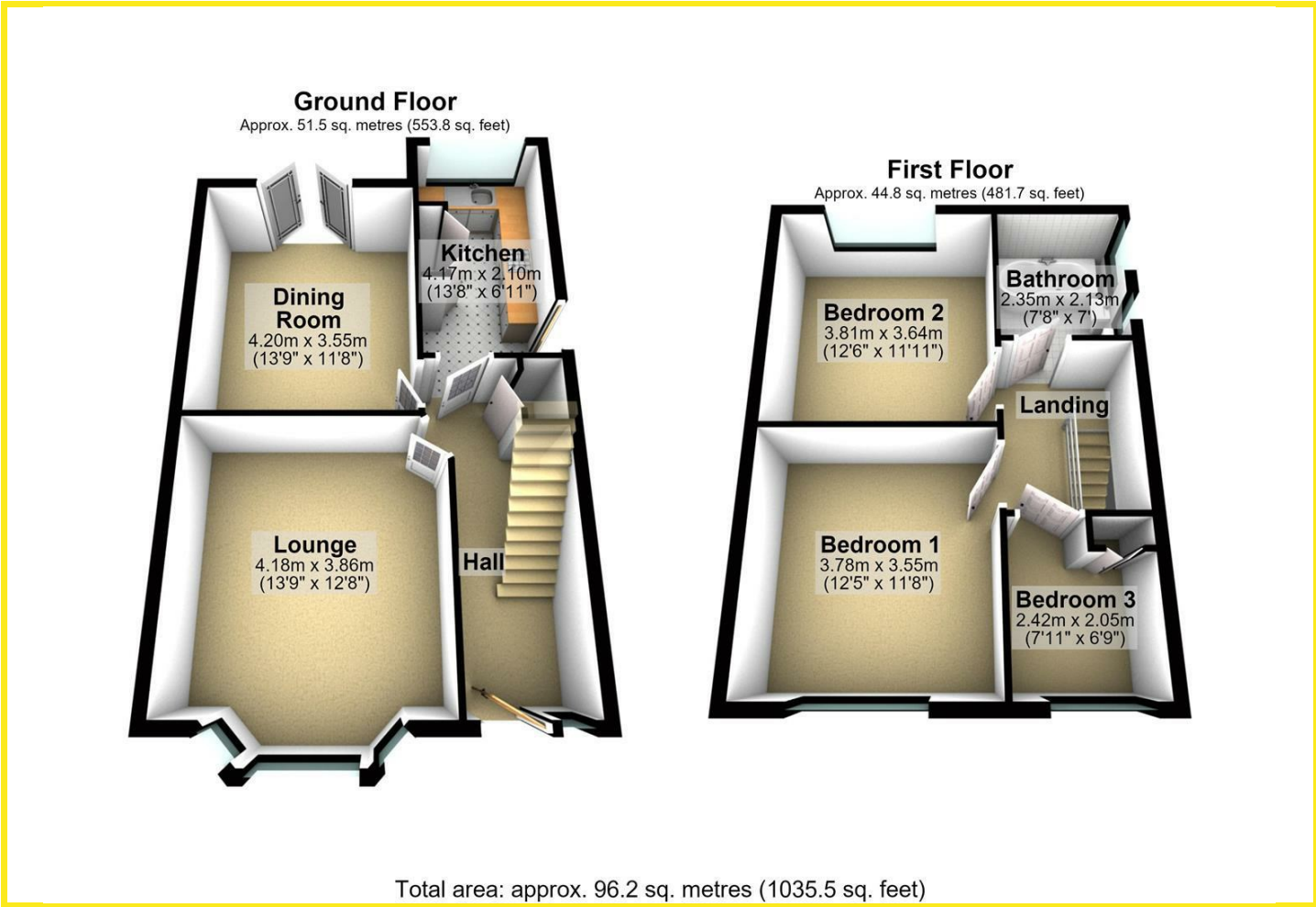
The modern bathroom suite is elegantly designed, featuring a p-shaped bath with a shower over, dual windows, and tasteful tiling. The rear garden is a true highlight, offering a private oasis with patio areas, a small pond, and a charming summer house, surrounded by lush lawns, shrubs, and plants. Additionally, a single detached garage is located to the side of the property, providing further storage or parking options.

With gas central heating powered by a regularly serviced Vaillant combi boiler, this home is both comfortable and efficient. Located in a sought-after area close to local amenities, this stunning property is a must-see for anyone looking for a delightful family home in Leeds.





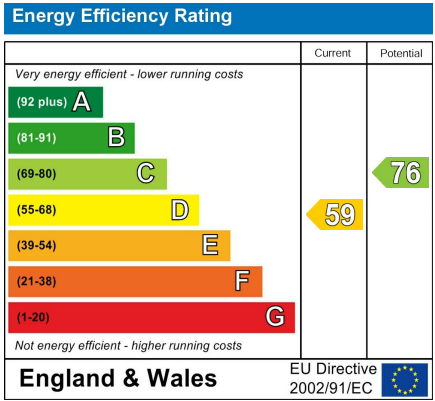
Floor Plan



Area Map



Energy Efficiency Graph



Directions

Head south on Main St/B6137. Turn right onto Selby Rd/A63. At the roundabout, take the 2nd exit and stay on Selby Rd/A63. At Austhorpe Interchange, take the 2nd exit onto Selby Rd/A6120. Turn left toward Ring Rd/Selby Rd/A6120. Continue straight onto Ring Rd/Selby Rd/A6120. At the roundabout, take the 2nd exit continuing on Selby Road you will find kingsway on the right hand side.

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