



**37 Berry Lane**

Great Preston, Leeds, LS26 8AU

**£270,000**



# 37 Berry Lane

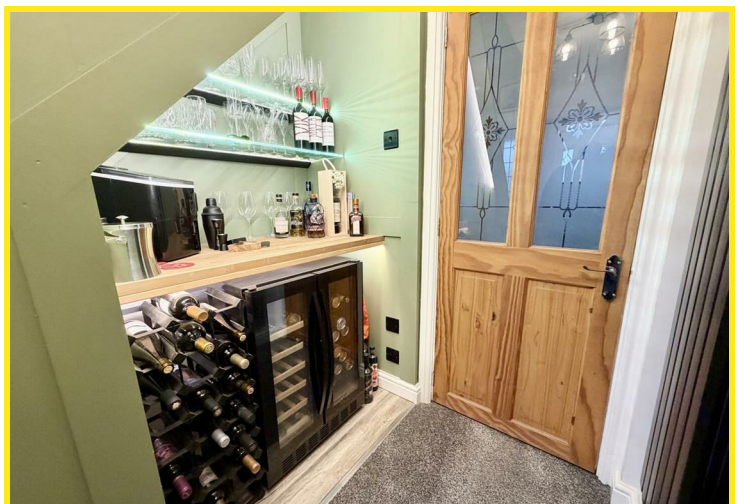
Nestled in the charming area of Great Preston, Leeds, this extended three-bedroom semi-detached house on Berry Lane is a delightful find for families and professionals alike. Beautifully presented throughout, the property boasts a warm and inviting atmosphere, enhanced by a wood-burning stove and underfloor heating in the lounge and sitting room, perfect for cosy evenings.

The heart of the home is undoubtedly the re-fitted kitchen, which features a range of integrated appliances, making it a joy for any cooking enthusiast. The three generously sized bedrooms provide ample space for relaxation and rest, while the modern four-piece white bathroom suite offers a touch of luxury and convenience.

This property is equipped with gas central heating and PVCu double glazing, ensuring comfort and energy efficiency throughout the year. The driveway provides off-road parking, a valuable asset in this sought-after area.

Step outside to discover an enclosed rear garden, thoughtfully designed with a patio area for outdoor dining and a lush lawn for children to play. Additionally, the spacious summer house offers a versatile space that can be used for various purposes, whether as a home office, gym, or a tranquil retreat.

This semi-detached house is not just a home; it is a lifestyle choice, offering a perfect blend of modern living and outdoor enjoyment. With its excellent presentation and desirable features, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home.

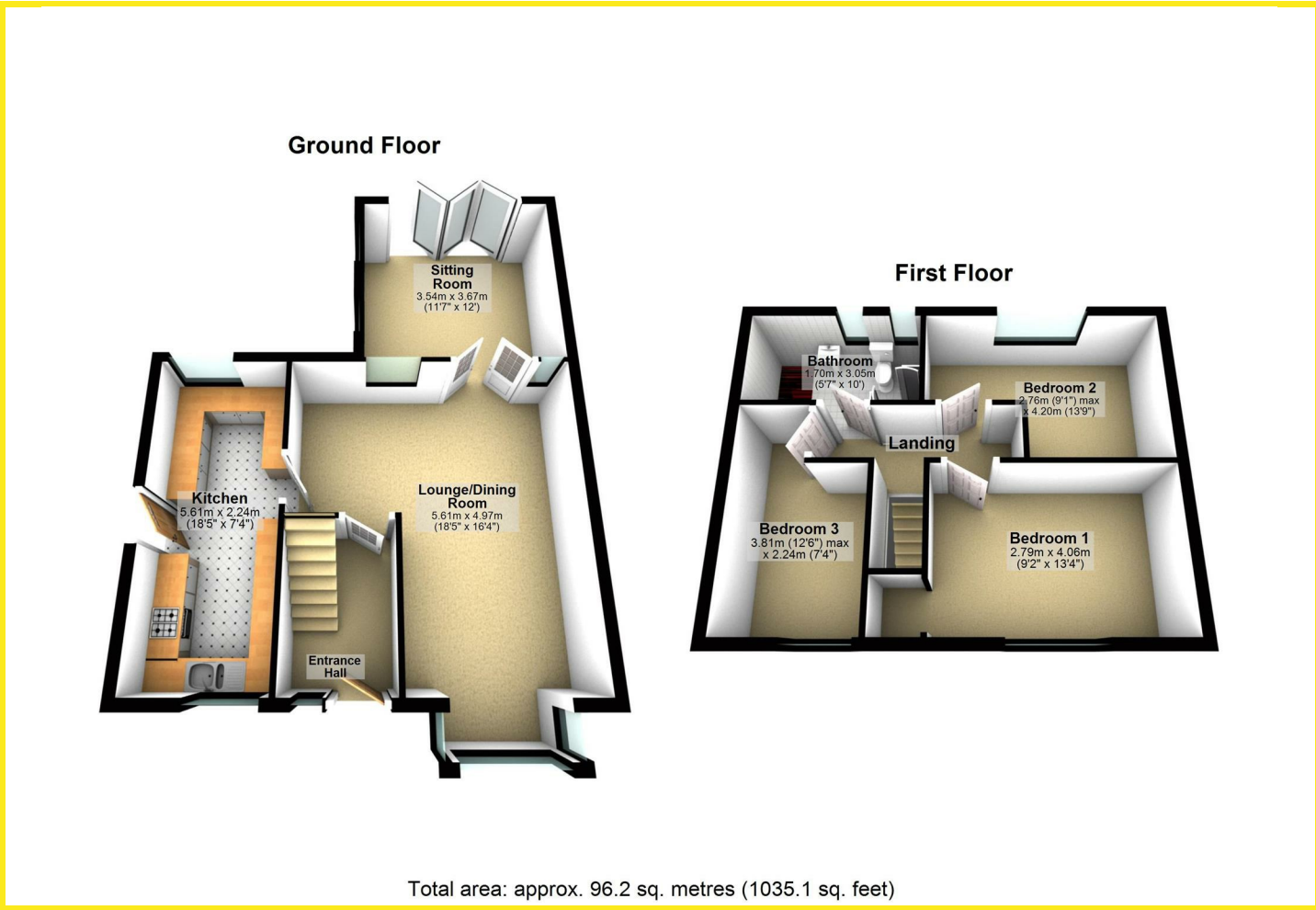




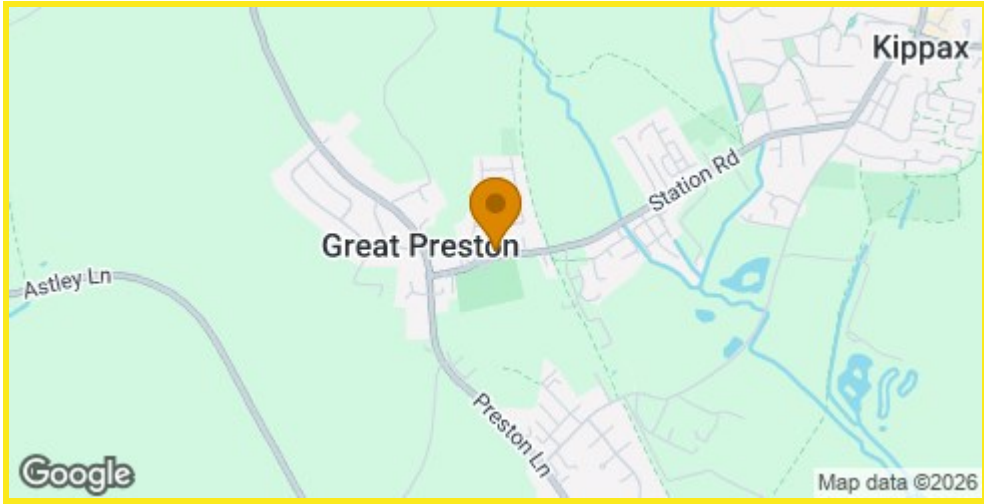




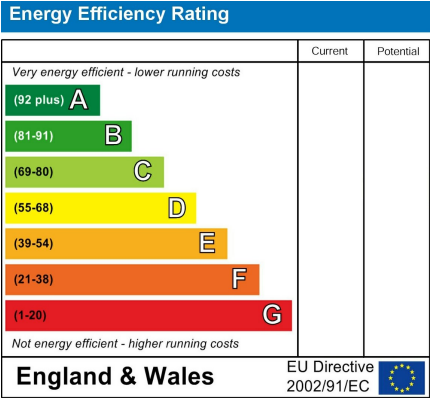
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn left to the mini roundabout taking the first exit left down Butt Hill, bearing right with the road onto Station Road which in turn becomes Berry Lane where the property can be found on the right hand side.

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