



THORPE LANE,
MIDDLETON, LEEDS,
LS10 4EP
£235,000

3 Bedroom House

LINLEY &
SIMPSON

STUNNING REAR GARDEN OUTLOOK. Available for sale is this EXTENDED THREE-BEDROOM SEMI family home. With three good bedrooms, extended kitchen, two reception rooms plus a conservatory too. Externally there is ample off street parking, a detached garage and an extensive garden to the rear.

Middleton is a semi-rural residential neighbourhood in LS10. Located in South Leeds, Middleton has fantastic road links via the motorways, rail and bus links too for commuting. There are communal green spaces to be found throughout and there is easy access to shopping centres and smaller local shops along the high street too. There are good primary and secondary schools close by and there are green spaces like Middleton Woods Nature Reserve close by too. This is a very desirable place to live, very nicely positioned for a quiet, 'rural' lifestyle whilst also having great access for commuting to the city centre.

Ground Floor

Entrance - Main entrance into the house is two-fold: there is a lovely front porch which leads to a front hall and large store cupboard (great for coats and shoes) or for day to day access there is access at the rear into the kitchen.

Living Room - Located on the ground floor at the front of the property is the warm and welcoming living room which is both private and cosy. This is a lovely room to entertain all ages in.

Dining Room - On the ground floor to the rear of the living room is the large, formal dining room. The ground floor of this property is large due to the rear extensions behind this room but this means that the dining room can be used as a great second reception - it would be a brilliant family room being accessed off the kitchen.

Kitchen - Extended out of the rear of the house is the family kitchen. This is a well thought out and functional room with ample wall and base units which provides a lot of worktop space for cooking in. There is a rear external door which is a stable door for enjoying the garden in the summer months.

Conservatory - Behind the kitchen, accessed by French doors is the lovely conservatory. With a rear garden and outlook as impressive as this one; it is a 'no brainer' that you would want to enjoy it year round. The conservatory has a radiator within the room for the winter months and there are panoramic views over the extensive garden.

First Floor

Master Bedroom - The master bedroom is a large double room on the first floor looking over the front aspect. The front has a well-established garden, then a community lawned section before reaching the road. The bay window in this bedroom does not feel over-looked because of the position on the street. This bedroom is a very large double with built in wardrobes along one wall for storage which continues under the bay window as built in drawers/ vanity.

Bedroom Two - The second bedroom is located at the rear of the first floor and is a generous double bedroom with lovely views over the private rear garden. There is a built in storage cupboard within this room and space besides for wardrobes too.

Bedroom Three - The third bedroom is a single bedroom at the front of the first floor. This is a great children/ grandchildren sized room; or it would be a fantastic home office if needed.

House Bathroom - Also located on the first floor, the house bathroom is a fully tiled, three-piece suite with a full-size bath, toilet and hand basin as well as a shower above the bath.

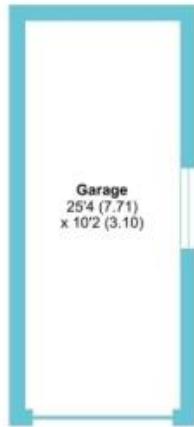
External Including Garage - Externally this property is set within large grounds on this lovely, family-friendly street. The total plot is extensive with the property having a large extended rear garden. The front of the house has a large driveway which normally houses a motor-home and therefore could fit two cars tandem comfortably. The driveway leads to the detached garage which like the house has been extended at the rear making it a nice, usable workshop space/ great storage or of course it could house vehicles if needed. The rear garden is a very large space which is mostly laid to lawn with patio sections behind the garage for entertaining. There are well established trees down the plot adding privacy and of course encouraging the local wildlife and this 50m long private green space will impress any potential buyer.



Thorpe Lane, Leeds, LS10

Approximate Area = 1124 sq ft / 104.4 sq m
 Garage = 257 sq ft / 23.9 sq m
 Total = 1381 sq ft / 128.3 sq m

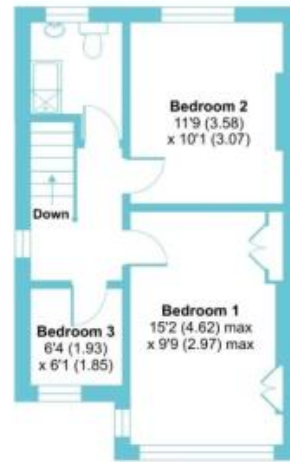
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Garden
Approximate
162'1 (49.41)



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Linley & Simpson. REF: 814095

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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