



BORROWDALE  
CRESCENT, LEEDS,  
LS12 2JB  
£185,000

3 Bedroom House

LINLEY &  
SIMPSON

ATTENTION FIRST TIME BUYERS and FAMILIES! Available for sale with is this stunning semi-detached house with three bedrooms, two/ three reception rooms, fantastic gardens with panoramic views and off street parking too. This family home has been well looked after and will be a well loved home by the lucky new buyer.

This part of LS12 is a lovely residential neighbourhood between Bramley and Kirkstall. As such you are spoiled for choice between both local high streets and the amenities each has to offer. Bramley is a fantastic Yorkshire town with a plethora of local shops, pubs, restaurants and much more and Kirkstall; famed for Kirkstall abbey has the same array of amenities but also enjoys lovely rural walks and leisure facilities as well. The neighbourhood around Borrowdale Crescent is very community spirited and is a great place to raise children with local schools close by.

## **Ground Floor**

### **Entrance Hall and W.C**

Main entrance into the property is into a purpose built porch/ hallway which is a great place to kick off muddy boots after enjoying the Yorkshire countryside. There is also a downstairs W.C accessed via the hallway which doubles up as a cloakroom.

### **Living Room**

The main room at the front of the ground floor is the house living/ sitting room which is a lovely room with a front facing window which floods the room with natural light. This is a large room and provides exceptional internal space including a large storage cupboard under the stairs.

### **Kitchen/ Dining Room and Conservatory**

The kitchen/ diner is a fantastic, large, family room at the rear of the living room accessed via sliding double doors in the living room (great to open up if entertaining). There are ample wall and base units and the kitchen has been looked after by the current owners. There is access at the rear of the house to the rear conservatory via French doors which in turn lead to the rear garden. The conservatory is a lovely addition which has previously been used as a children's play room and is currently being used as a home office.

## **First Floor**

### **Master Bedroom**

The master bedroom on the first floor and is a front-facing double bedroom above the living room (and as such occupies an impressive floor space). The view out of the front is bright and open (Yorkshire weather permitting), and as such feels very private.

### **Bedroom Two**

The second bedroom is also located on the first floor and is another double bedroom which has a lovely view over the garden and the open valley aspect beyond.

### **Bedroom Three**

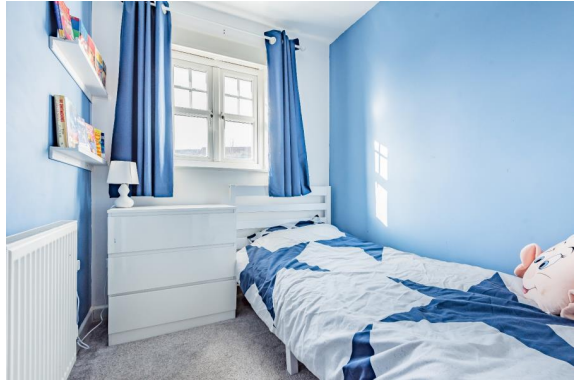
The third bedroom is a good size single bedroom at the front of the first floor. Great for kids or as a home office.

### **House Bathroom**

The house bathroom is also on the first floor and is a three-piece suite including a full sized bath, hand basin and toilet with floor to ceiling tiles around the bath.

## **External**

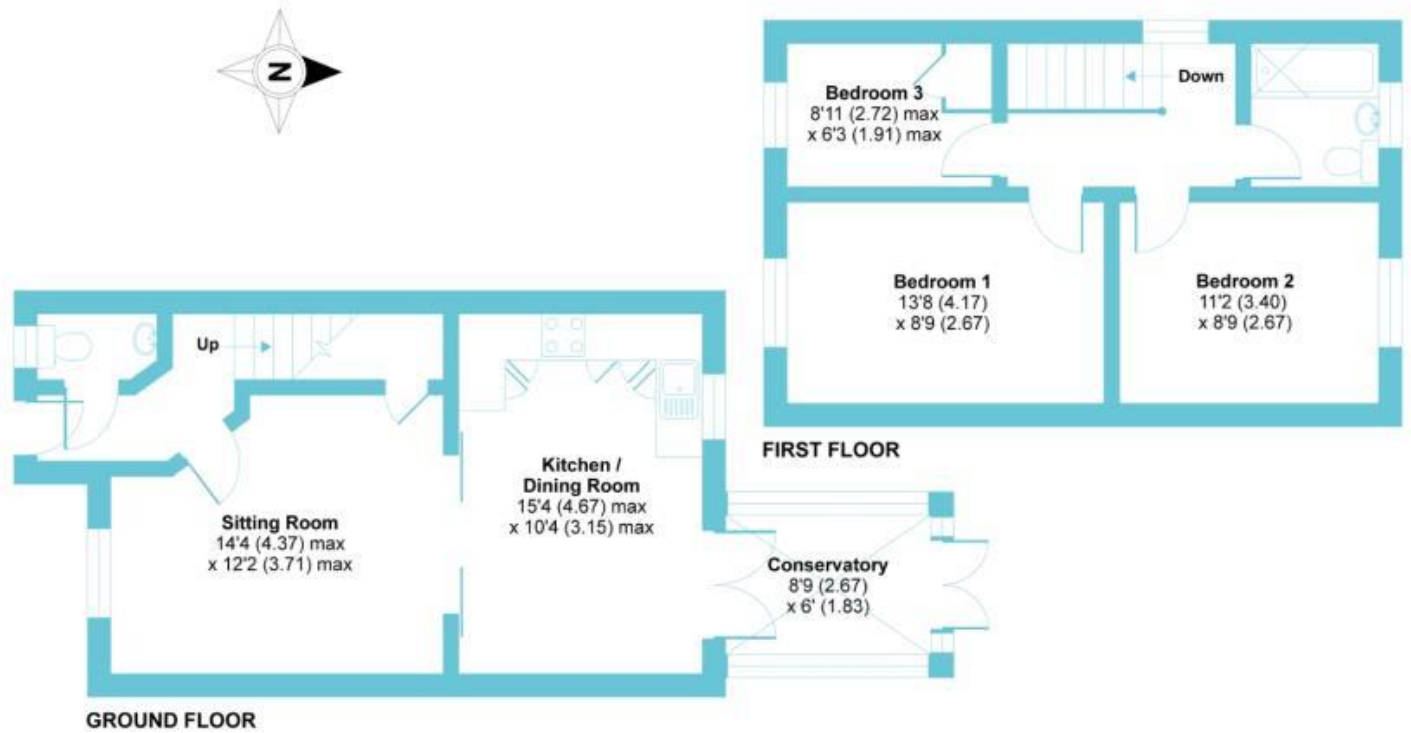
At the front of the house there is a well-established front garden which is laid mostly to lawn. To the side there is a large tarmac driveway providing off street parking for two cars tandem and wrapping around the side of the house. To the rear of the house there is a fantastic garden with stunning views across the valley seeing as far as the airport and far beyond. The rear garden is made up of patio sections near the house, a large lawn and then two separate decked areas including a raised up balcony which is where the best views are enjoyed. Come to view today and you will not be disappointed.



# Borrowdale Crescent, Leeds, LS12

Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 708477

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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.

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