





Amberton Road,Leeds LS8 3AL

william
h brown

welcome to

Amberton Road, Leeds

A spacious and versatile three-bedroom semi-detached home, boasting front and rear gardens, a driveway, and well-proportioned accommodation throughout. This fantastic home is not to be missed. Early viewing is highly recommended!













Ground Floor
Entrance Hall
Accessed via a side entrance with a side-facing double glazed window and staircase leading to the first floor.

Living Room
A spacious lounge featuring a large front-facing double glazed bay window, allowing plenty of natural light, along with a fitted radiator and attractive coving to the ceiling.

Kithcne / Dining Room
The kitchen/diner is fitted with a range of wall and base units incorporating contrasting work surfaces, a sink and drainer, integrated oven, gas hob with extractor hood over, and space for additional appliances. A side-facing double glazed window provides natural light to the kitchen area, while the generous dining space offers ample room for a family dining table and chairs. Finished with tiled flooring and a fitted radiator, the room also benefits from sliding patio doors leading through to the conservatory.

W.C
Features a side double glazed window, a toilet and sink.

Conservatory
A versatile conservatory providing an excellent additional reception space, flooded with natural light through surrounding windows and a glazed roof. Offering ample room for lounge furniture, this inviting space benefits from sliding doors connecting to the kitchen/diner. The conservatory enjoys pleasant views over the rear garden.

First Floor
Landing
Spacious landing with a useful built in storage cupboard.

Bedroom Two
A spacious double bedroom featuring a large front double glazed bay window, allowing plenty of natural light, and a fitted radiator. The room offers ample space for bedroom furniture.

Bedroom Three
A well-proportioned bedroom featuring a rear double glazed window and fitted radiator.

Bathroom
The bathroom is fitted with a double glazed window, modern three-piece suite comprising a paneled bath with shower over and glass screen, WC, and stylish vanity wash hand basin with storage beneath. Finished contemporary wall tiling.

Second Floor
Bedroom One
A spacious double bedroom occupying the loft conversion, featuring a side double glazed window and Velux roof window, allowing plenty of natural light. The room offers ample space for a range of bedroom furniture and benefits from an en-suite shower room, providing added convenience.

En Suite
The en-suite shower room is fitted with rear double glazed window, a three-piece suite comprising a corner shower cubicle, pedestal wash hand basin, and low-level WC.

External
Externally, the property benefits from a lawned front garden alongside a driveway providing ample off-street parking and access to the rear. The generous rear garden is fully enclosed and features a combination of lawn and hardstanding areas, offering plenty of space for outdoor seating, entertaining, or activities. To the rear, there is also a detached shed providing useful storage.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Amberton Road, Leeds

- SEMI DETACHED
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- SPACIOUS CONSERVATORY
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£270,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
OAK110043 - 0003

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william h brown

0113 248 8263

Oakwood@williamhbrown.co.uk

498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.