



**Turnberry Close, Leeds**  
**£335,000**

3 bedroom semi-detached house for sale | Freehold



Wonderful property is ready to move into in this quiet Cul-De-Sac location. The accommodation comprises of lounge, kitchen, dining room, 3 bedrooms with two being good size doubles and modern bathroom. The exterior has off road parking and a garage.  
The property sits within close proximity of some very good first and secondary schools making this an ideal location for that family home.

Tenure: Freehold

**Access**

From the long driveway, the access to the property is through the front door.

**Lounge**

w: 5.11m x l: 4.04m (w: 16' 9" x l: 13' 3")

Spacious room with tv point, access through to the kitchen, stairs leading to the first floor, upvc double glazed window.

**Kitchen**

w: 2.24m x l: 3.53m (w: 7' 4" x l: 11' 7")

Modern kitchen with shaker style units and work top surface over, 5 ring gas hob and built in oven with extractor hood over, integrated fridge/freezer, integrated dish washer, integrated washing machine, upvc window to the side and the rear and upvc door to the rear garden. There is a door leading to the dining room.

**Dining**

w: 3.58m x l: 2.9m (w: 11' 9" x l: 9' 6")

Good size dining room, sliding patio doors leading to the rear garden.

**Landing**

Doors to all main room, loft hatch(the loft is part boarded).

**Bedroom 1**

w: 3.15m x l: 3.99m (w: 10' 4" x l: 13' 1")

Spacious double room with a full bank of built in wardrobes with a mixture of hanging and shelving, upvc window, radiator, boiler cupboard housing a modern Vaillant boiler.

**Bedroom 2**

w: 3.71m x l: 3.18m (w: 12' 2" x l: 10' 5")

Good size double with built in wardrobes, upvc window with views over the rear garden, radiator.

**Bedroom 3**

w: 1.98m x l: 3.07m (w: 6' 6" x l: 10' 1")

Single room with storage cupboard over the stairs, radiator, upvc window.

**Bathroom**

w: 1.88m x l: 1.85m (w: 6' 2" x l: 6' 1")

Modern bathroom suite with pedestal wash basin, bath with waterfall shower over, low level w/c, radiator, upvc window.

**Front Garden**

Mainly laid to lawn with flower borders, a driveway to the front and side of the house.

**Rear Garden**

Mainly laid to floor with flower and shrub borders, garage with up and over door.

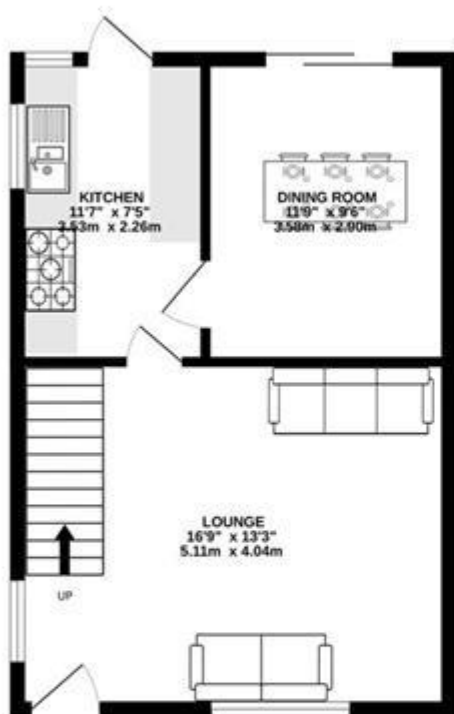




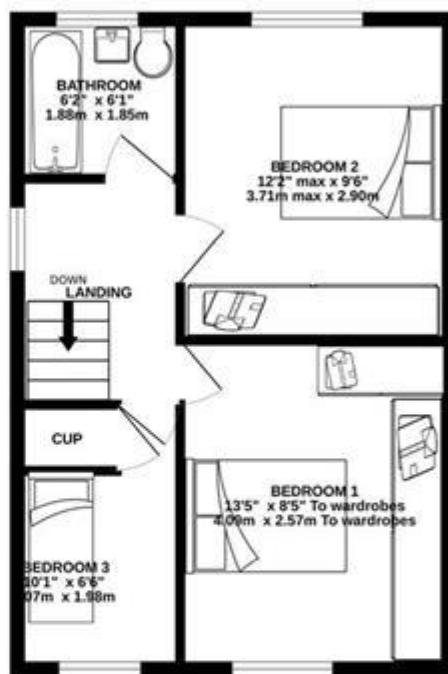
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GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TURNBERRY DRIVE

TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & 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.