



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

9 Browgate, Baildon, BD17 6BP  
Tel: |



SALES & LETTINGS

[www.wwestateagents.com](http://www.wwestateagents.com)



Queenswood Drive, Leeds, LS6 3NG

£260,000 Freehold

Well-presented two double bedroom home situated in a popular location close to Headingley, offering spacious and versatile accommodation including a generous reception room, conservatory dining space and attractive, generously sized south-west facing gardens to the front and rear. Ideal for first-time buyers, professionals or investors alike. Early viewing is highly recommended.

The accommodation begins with an entrance porch featuring useful storage cupboard, leading into a generous reception room with ample space for both lounge and dining furniture, creating a bright and versatile living space. To the rear is a separate conservatory, currently used as a dining room, offering additional flexible living space with double doors opening onto the rear garden.

The kitchen is fitted with a range of cream wall and base units, integrated oven, overhead extractor and useful pantry storage cupboard, with a side access door leading outside.

To the first floor, the landing provides further storage and gives access to a modern three-piece bathroom fitted with contemporary grey splashback tiling, bath with overhead shower, wash hand basin, WC and heated towel rail.

There are two generously sized double bedrooms, with the front-facing principal bedroom benefiting from a walk-in wardrobe, while the rear bedroom includes a freestanding wardrobe.

Externally, the property enjoys generous gardens to both the front and rear. The rear garden is particularly impressive, featuring a stone-blocked south-west facing patio accessed via the conservatory or Kitchen, stone steps leading down to a large lawned garden & also a useful outbuilding for storage, and enclosed boundaries with a mix of fencing, hedges and privacy bushes.

Located close to Headingley, giving easy access to its popular bars, pubs, cafés and restaurants. The area has a lively atmosphere with plenty of local amenities and social spots nearby. Headingley also offers excellent transport links, including railway station.

**Additional Info:**

- The property benefits from
- New windows installed in April 2023, with a 15-year guarantee
  - New roof, gutters, downpipes, and fascia installed in December 2022.

