High Bank View, Leeds, LS15 9DG

£315,000

This beautiful extended bungalow has recently been updated throughout and offers an opportunity to purchase a bungalow that is spacious and modern. This lovely home is situated in Colton village and so has access to many local amenities and motorway links. Comprising: entrance hall, open plan kitchen/diner, living space, two bedrooms and a shower room. Externally the property has a beautiful garden and a garage. Early viewings are highly recommended.

ENTRANCE HALL WAY
Door to the front elevation.

DINING ROOM

Open plan dining room, living room and kitchen. Central heating radiator.

KITCHEN

Double glazed window to the front elevation. Base units. Sink and drainer Gas cooker and hob with extractor fan above. Integrated fridge freezer, washing machine and dishwasher.
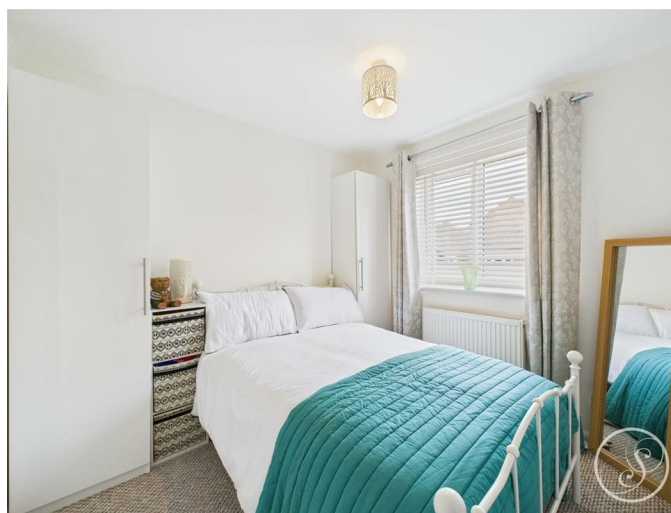
LOUNGE

Three double glazed windows to the rear elevation. Double glazed French doors leading to the rear garden. Central heating radiator.

BEDROOM ONE

Double glazed window to the rear. Built in wardrobes. Central heating radiator.

BEDROOM TWO

Double glazed window to the front elevation. Fitted wardrobes Central heating radiator.

BATHROOM

Double glazed window to the front. Shower cubicle with electric shower. Low flush w.c. Wash hand basin with storage below. Heated towel rail.

GARAGE
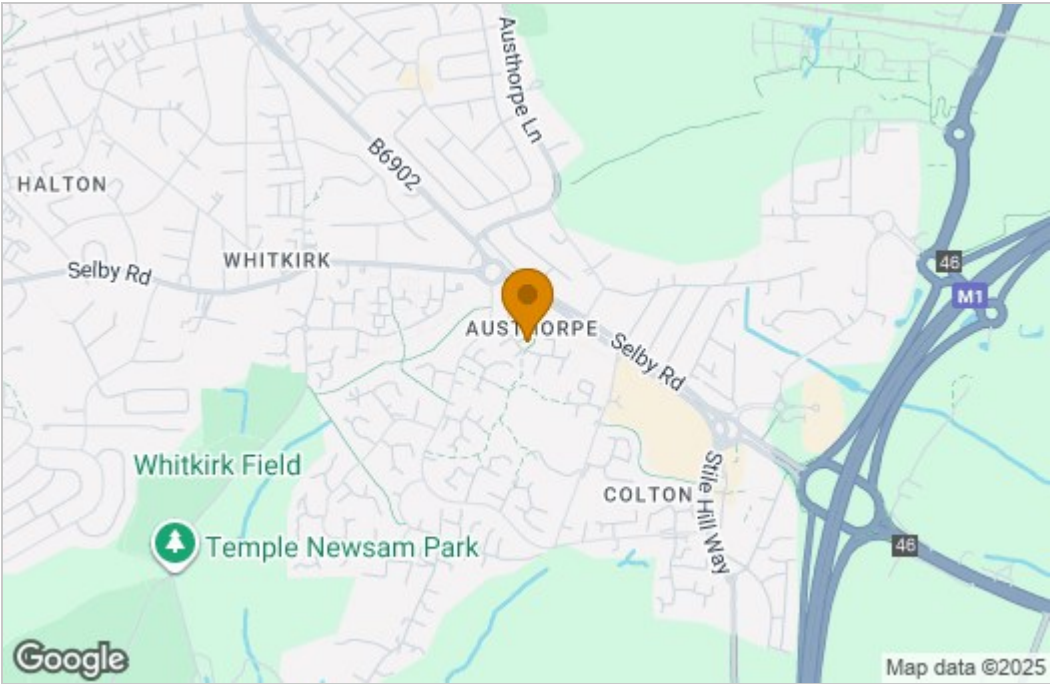Up and over door. Power and lights.

EXTERNAL

Garden to the rear of the property. Decking area. Paved area. Driveway to the front of the property with garage.
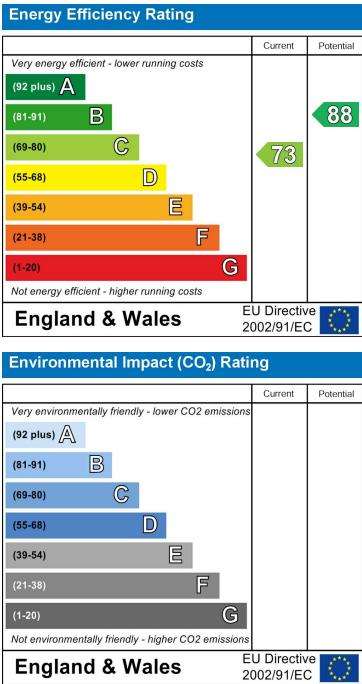
Floor Plan

Garage
2.58 x 5.11 m
8'5" x 16'9"

Kitchen
2.96 x 2.80 m
9'8" x 9'2"

Dining Room
4.02 x 3.08 m
13'2" x 10'1"

Living Room
4.54 x 2.62 m
14'10" x 8'7"

Hallway
0.99 x 1.77 m
3'3" x 5'9"

Shower room
1.81 x 1.71 m
5'11" x 5'7"

Bedroom
2.36 x 2.66 m
7'9" x 8'8"

Bedroom
3.38 x 3.28 m
11'1" x 10'9"

Hallway
2.90 x 0.84 m
9'6" x 2'9"

Approximate total area[1]
73.48 m²
790.93 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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