

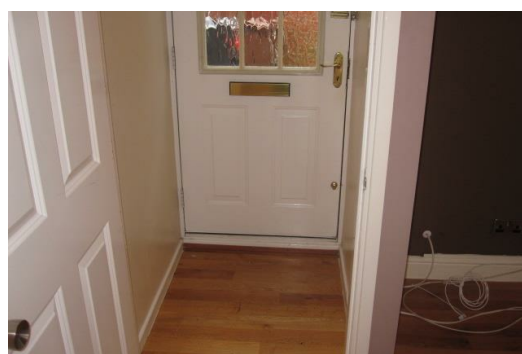


## 26, Martingale Drive, Leeds, Yorkshire, LS10 4TB

BetterMove is pleased to present this well presented three bedroom semi detached property on the popular Heritage Village development in Middleton. Offered with NO CHAIN. Briefly comprising: To the ground floor: entrance hallway from the side entrance leading to the lounge, modern kitchen/diner with sliding patio doors to the rear enclosed garden. To the first floor: modern family bathroom and three bedrooms. To the outside is an enclosed rear garden, front garden and ample off street parking for several cars, GCH and double glazing.

The property is within walking distance of local amenities with excellent public transport links and is situated close to the M621, M1, M62. Middleton also offers schools at both primary and secondary school level.

Viewing is highly recommended and the property appeals to a range of buyers from first time buyers to investors.



## Side Entrance Hall

### Lounge 16'1 x 13'5 (4.88m0.30m x 3.96m1.52m)

Feature fireplace surround with living flame electric fire, wood floor, stairs off to first floor, single panelled radiator, shaped bow window

### Dining Room 8'5 x 7'7 (2.44m1.52m x 2.13m2.13m)

Double panelled radiator, white aluminium sealed unit double glazed sliding patio door provides access to the rear garden

### Kitchen 5'9 x 9'5 (1.52m2.74m x 2.74m1.52m)

Range of units incorporating an inset white single drainer sink unit within double base cupboard, two single base cupboard and drawer units, one double and single suspended wall cupboards, concealed Ideal Classic gas boiler, one upright cupboard

## Landing

Single panelled radiator

### Bedroom One 13'4 x 8'3 (3.96m1.22m x 2.44m0.91m)

Single panelled radiator, built in double wardrobes, rectangular box window, laminated floor

### Bedroom 2 6'11 x 11' (1.83m3.35m x 3.35m)

Single panelled radiator

### Bedroom 3 6'1 x 8'3 (1.83m0.30m x 2.44m0.91m)

Single panelled radiator.

## Bathroom

White suite consisting rectangular panelled bath having a thermostatically controlled shower over, vanity wash hand basin, low level flush W.C, tiled floor, chrome towel rail/radiator

## Outside

To the front of the property there is an open planned garden area, a driveway provides car standing space for several cars and access to the rear The rear garden is predominantly south facing and has a patio area

