

MARSH & MARSH PROPERTIES

409 Coal Road, Whinmoor, Leeds, LS14 1NW

£115,000



****ATTENTION TO ALL FIRST TIME BUYERS, YOUNG FAMILIES, OR BUY-TO-LET INVESTORS**** This three bedroom mid-town house is an ideal opportunity to jump onto the housing ladder. With a modern kitchen, bathroom, and cloakroom this property only needs decorating to your own taste and therefore an internal inspection is strongly advised, as rarely do properties in this location come up for sale. In brief comprises of; Entrance Hall, cloakroom, lounge, dining kitchen and a utility room are all to the ground floor. Three bedrooms and the house bathroom are to the first floor. Externally you will find enclosed gardens to both the front and rear of the property.

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ENTRANCE HALL



Accessed via a wood door, radiator, and staircase.

CLOAKROOM

A modern white two piece suite comprises of a low flush toilet and a vanity sink unit with a chrome mixer tap.

LIVING ROOM 3.4 x 4.4m (11'1 x 14'7)



A spacious lounge with a radiator, double doors which lead through to the dining kitchen and a UPVC window.

DINING KITCHEN 5.4 x 2.7m (17'8 x 8'8)



Again, a spacious room with a wide range of modern wall and base units to provide ample

storage space. A one and a half bowl stainless steel sink is complimented by a chrome mixer tap. There is a space and plumbing for a dishwasher which is included in the sale of the property, along with the cooker and the fridge/freezer. Four UPVC windows and UPVC French doors provide an abundance of natural light.



UTILITY ROOM



More wall and base units add to the useful storage space and there is space and plumbing for both a washing machine and a tumble dryer, both of which are included in the sale of the property.

LANDING

The staircase leads up from the entrance hall.

BEDROOM ONE 3.0 x 3.0m (9'10 x 9'10)



A double room with a radiator and a UPVC window.

BEDROOM TWO 2.7 x 4.0m (8'10 x 13'1)



A double room with a storage cupboard housing the Vokera combination boiler. The ceiling spotlights are on a dimmer switch and there is a UPVC window.

BEDROOM THREE 1.9 x 3.0m (6'2 x 9'10)



A large single room with a built-in wardrobe with double glass panelled doors and a UPVC window.

BATHROOM

A modern two piece suite comprises of a large

corner spa bathtub with a chrome mixer tap and a power shower above with a handheld and rainfall shower heads along with a body massage shower. The Vanity sink unit has a chrome mixer tap and the walls and floor are tiled. To complete this room is a chrome towel radiator, extractor fan and a UPVC window.



W/C



This modern suite has a low flush toilet and a floating hand wash basin with stylish slate splashback tiles.

EXTERNAL

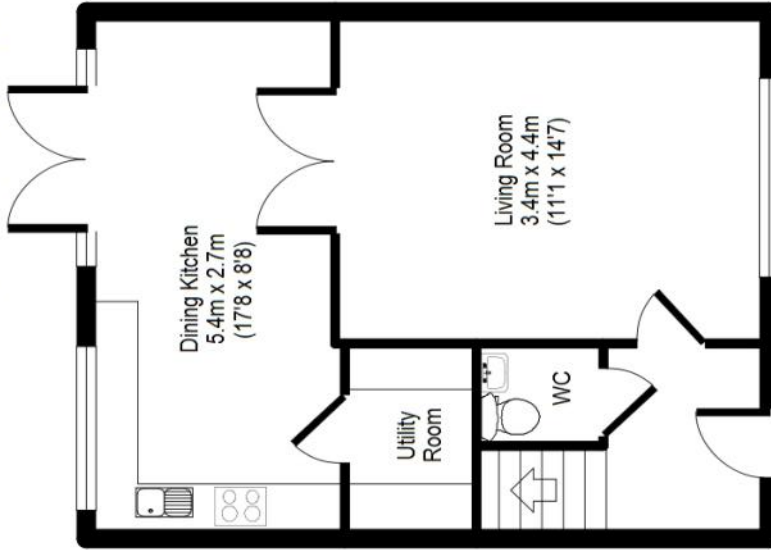


To the front of the property is an enclosed garden and to the rear there is an enclosed paved

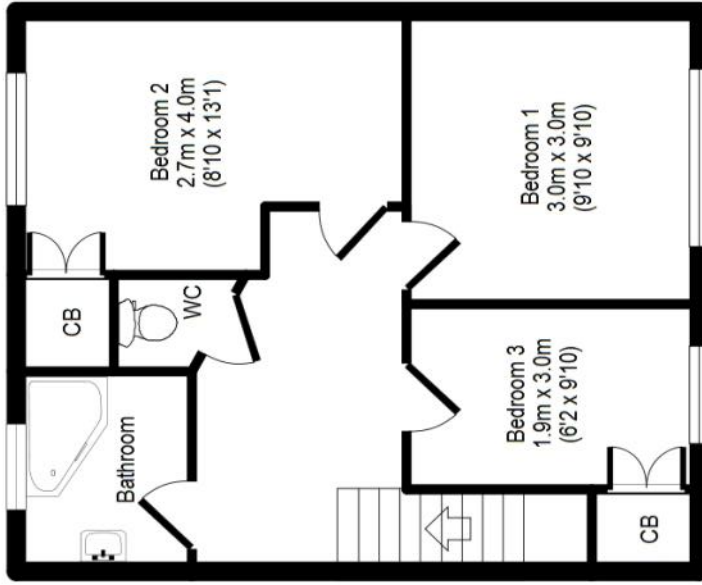
garden with a garden shed, external tap and a brick built barbeque.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor



First Floor

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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APPROX GROSS INTERNAL FLOOR AREA: 78 sq. m / 839 sq. ft