



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales and lettings are proud to present for sale this immaculately presented three bedroom end terrace property situated on a very large corner plot. Externally it has an enclosed standard sized garden to the rear and in addition a large piece of land down the side. Extension/Development opportunity?

The accommodation comprises of in brief: Entrance hallway, kitchen and living room to the ground floor and three bedrooms and shower room to the first floor.

Situated with easy access to both arterial routes and easy transport links to Leeds City Centre this property is ideal for a developer or first time buyer and is likely to attract a lot of interest so book your viewing today!

Kitchen 8' 8" x 7' 8" (104" x 92")

With a range of wall and base units and integrated appliances comprising of oven with hob and extractor fan over, fridge freezer and sink with mixer tap. Integrated dishwasher and washing machine.

Lounge 16' 7" x 14' 7" (199" x 175")

Generously proportioned living room with double glazed sliding patio doors and an additional floor length window. Centrally heated radiator.

Bedroom 1 12' 6" x 10' 9" (150" x 129")

Double bedroom with built in wardrobe, double glazed window and centrally heated radiator

Bedroom 2 8' 4" x 7' 9" (100" x 93")

Double bedroom with double glazed window and centrally heated radiator. Fitted wardrobe.

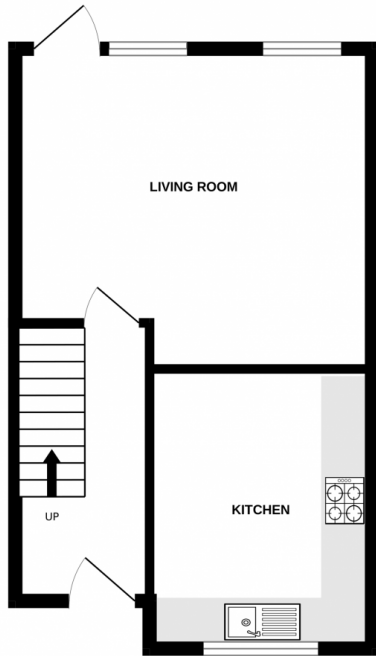
Bedroom 3 8' 8" x 6' 5" (104" x 77")

Single bedroom with double glazed window and centrally heated radiator

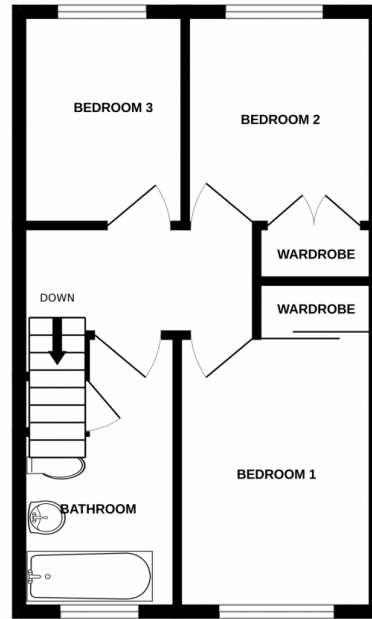
Bathroom 10' 9" x 6' 2" (3.28m x 1.88m)

Modern fitted shower room with white three piece bathroom suite comprising of shower tray with glass screen, hand basin and low flush WC. Tiled throughout there is also a double glazed window and centrally heated towel rail

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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