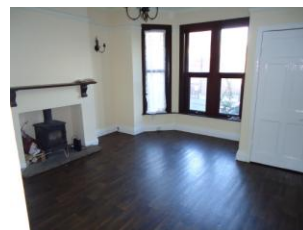


Disclaimer: We endeavour to provide accurate details, but this document does not form part of any contract. All purchasers should make their own enquiries before proceeding to exchange of contracts. No person in the employment of Lota Properties has any authority to make or give any representation or warranty in relation to this property.

Viewing Arrangements: once you are interested in purchasing this property please call at our office to make your formal offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Firth Grove, Beeston, LS11 7HR

Offered with no onward chain is this spacious, four bedroom through terrace property. The ground floor comprises of a lounge and kitchen with access to the basement which is split into two large rooms. To the first floor, you will find two bedrooms and a bathroom, with two further bedrooms to the second floor. The property is within close proximity to motorway links and local amenities. Externally, the property boasts a front and rear yard and on street parking. The tenure of the property is Freehold and Council Tax Band A. Please call us today to arrange a viewing.



FOR SALE

Mid Through Terrace Property
Four Bedrooms
Basement
Gas Central Heating

Double Glazing
Front and Rear Yard
On Street Parking
Freehold

EPC Rating: E

£145,000



LOUNGE

14' 7" x 13' 2" (4.45m x 4.02m) Coving to ceiling, vinyl flooring, small wood burning stove, bay window and central heating radiator.



KITCHEN

13' 4" x 13' 1" (4.08m x 4m) Coving to ceiling, access to the basement, fitted base and wall units, worktop, sink, extractor, plumbing for washing machine, double glazed window, central heating radiator and door to rear yard.



BEDROOM ONE

13' 2" x 11' 5" (4.03m x 3.5m) Fitted carpet, fitted wardrobes, double glazed window and central heating radiator.



BEDROOM TWO

14' 5" x 8' 7" (4.40m x 2.62m) Fitted carpet, fitted wardrobes, double glazed window and central heating radiator.



BATHROOM

8' 3" x 4' 1" (2.53m x 1.27m) Tiled walls, vinyl flooring, W.C., wash basin with vanity unit, shower fitted over the bath, frosted double glazed window and towel radiator.



BEDROOM THREE

13' 3" x 7' 0" (4.04m x 2.15m) Fitted carpet, fitted wardrobes, velux window and central heating radiator.



BEDROOM FOUR

13' 3" x 8' 8" (4.04m x 2.65m) Fitted carpet, fitted wardrobes, velux window and central heating radiator.