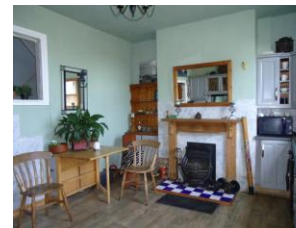


Disclaimer: We endeavour to provide accurate details, but this document does not form part of any contract. All purchasers should make their own enquiries before proceeding to exchange of contracts. No person in the employment of Lota Properties has any authority to make or give any representation or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

111 Cemetery Road, LS11 8SU

Lota Properties welcomes to the market this spacious, four bedroomed property with great potential. The property is set over four floors and briefly comprises of a kitchen/diner on the lower ground floor, an entrance hallway, lounge and bedroom to the ground floor, two bedrooms and a bathroom to the first floor with a further bedroom to the second floor. Externally, the property benefits from a front garden with space for off-road parking and a rear yard with a garage. The tenure of the property is Freehold. Council Tax Band A. Please call Lota Properties 01132705007 today to arrange a viewing.



FOR SALE

Mid Terraced Property
Three/Four Bedrooms
Double Glazing
Off Street Parking

Garage
Council Tax Band B
Freehold
Rear Yard

EPC Rating: E

Offers In Region Of £180,000

ENTRANCE HALL



LOUNGE

14' 7" x 11' 4" (4.46m x 3.46m) Fire with surround, laminate flooring, coving to ceiling and bay window.



KITCHEN

14' 10" x 12' 2" (4.54m x 3.71m) Fitted base and wall units, sink and drainer unit, plumbing for washing machine, fitted oven, gas hob, extractor, tiled splashbacks, plumbing for washing machine, fire with surround, vinyl flooring, double glazed window and access to rear yard.

ROOM ON LOWER GROUND FLOOR

14' 8" x 9' 8" (4.49m x 2.97m) This has the potential to be converted into living space.



BEDROOM

14' 11" x 12' 2" (4.56m x 3.71m) Fitted carpet, coving to ceiling, fire with surround, double glazed window and shower with glass screen. This room could be an additional living space instead.



BEDROOM TWO

14' 11" x 12' 0" (4.56m x 3.67m) Fitted carpet, double glazed window x2, fire and wooden beam. Small kitchenette attached with vinyl flooring and base units (the room measurements do not include kitchenette).



BEDROOM THREE

12' 3" x 9' 2" (3.75m x 2.8m) Fitted carpet and double glazed window.



BATHROOM

12' 1" x 5' 4" (3.70m x 1.65m) W.C, wash basin, bath, separate shower cubicle, partially tiled walls, double glazed frosted window and vinyl flooring.



BEDROOM FOUR

23' 2" x 14' 11" (7.08m x 4.56m) Fitted carpet, velux window and double glazed window x2.