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**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.

## Harlech Crescent, Beeston, LS11 7DZ

Lota Properties is pleased to offer for sale this two bedroom terraced property, close to all local shops, schools and amenities. The accommodation comprises of; a lounge, kitchen, basement, two bedrooms and a bathroom. The property boasts gas central heating, double glazing and on street parking. The property is an ideal purchase for first time buyers or investors. Tenure is freehold. Council Tax Band A. Please call Lota Properties to arrange a viewing.



**FOR SALE**

End Terraced Property  
Two Bedrooms  
Double Glazing  
Gas Central Heating

Basement  
On-Street Parking  
No onward Chain  
Ideal Investment

EPC Rating: D

**Offers In Region Of £115,000**



#### LOUNGE

**13' 8" x 12' 6" (4.17m x 3.82m)** Vinyl flooring, fire place, central heating radiator and double glazed window.



#### KITCHEN

**10' 10" x 5' 10" (3.32m x 1.80m)** Fitted base and wall units, laminate flooring, free standing cooker, sink and drainer unit, extractor hood and double glazed window.



#### BEDROOM ONE

**13' 7" x 11' 3" (4.16m x 3.43m)** First floor bedroom, fitted carpet, central heating radiator and double glazed window.



#### BATHROOM

**7' 10" x 7' 3" (2.41m x 2.22m)** W.C, wash basin, fitted bath, shower over bath, shower screen, vinyl flooring, plumbing for washing machine, boiler, radiator and frosted double glazed window.



#### BEDROOM TWO

**13' 6" x 10' 1" (4.12m x 3.09m)** Second floor bedroom, fitted carpet, central heating radiator and double glazed window.