



**Harley Road, Leeds, LS13 4QF**

**welcome to**

## **Harley Road, Leeds**

This mid-terraced home on Harley Road features three well-proportioned bedrooms, front and rear gardens, and a spacious kitchen-diner ideal for modern living. With an insulated loft providing extra storage and a practical layout throughout, this appealing property is one not to miss.



### **Property Information**

This mid-terraced home on Harley Road offers three well-proportioned bedrooms and both front and rear gardens, making it ideal for families or first-time buyers. The spacious kitchen-diner provides an excellent hub for everyday living and entertaining, while the insulated loft offers valuable additional storage potential. With its practical layout and inviting outdoor spaces, this property is sure to appeal to a wide range of buyers, and early viewing is strongly advised.

### **Entrance Porch**

The entrance porch features tiled flooring, a door to the front, useful storage, and a double-glazed window to the side.

### **Entrance Hall**

The entrance hall features carpeted flooring, a radiator, stairs leading to the first floor, and provides access to the entrance porch, kitchen-diner, and lounge.

### **Lounge**

18' 9" x 10' ( 5.71m x 3.05m )

The lounge offers carpeted flooring, a radiator, French doors, a door to the rear, and a ceiling fan light.

### **Kitchen Diner**

16' 4" x 9' 6" ( 4.98m x 2.90m )

The kitchen-diner features an integrated oven with gas hob and extractor fan, a double-glazed window to the front, plumbing for a washing machine, spotlights, wall and base units with worktops over, a sink and drainer, a radiator, and space for a table and four chairs.

### **Landing**

The landing is carpeted, offers access to the insulated loft/storage space, has stairs leading to the ground floor, and provides entry to all bedrooms, the bathroom, and the WC.

### **Bedroom One**

12' 7" x 8' 10" ( 3.84m x 2.69m )

Bedroom One is a double room with a double-glazed window to the rear, a radiator, and carpeted flooring.

### **Bedroom Two**

13' 9" x 6' 7" ( 4.19m x 2.01m )

Bedroom Two features a double-glazed window to the front, carpeted flooring, and a radiator.

### **Bedroom Three**

9' 6" x 6' 7" ( 2.90m x 2.01m )

Bedroom Three is a single room featuring a double-glazed window to the rear, carpeted flooring, and a radiator.

### **Bathroom**

5' 10" x 5' 7" ( 1.78m x 1.70m )

The bathroom features tiled walls, a large bath with a shower over, lino flooring, a frosted double-glazed window to the front, a wash basin, and a radiator, with a separate WC adjoining.

### **Rear Garden**

The rear garden offers gated access, a private patio area, further gated sections, and enjoys a sunny "sun-trap" position.

### **Front Garden**

The front garden is fenced and gated, featuring a patio area.

### **Parking**

Parking is available on-street.



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## Harley Road, Leeds

- 3 BEDROOMS
- FRONT & REAR GARDEN
- SPACIOUS KITCHEN DINER
- INSULATED LOFT
- VIEWING ADVISED

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers over

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY115664 - 0002

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