



**The Spinney, Leeds LS9 8JZ**

**welcome to**

## **The Spinney, Leeds**

READY to make a move? Whether you're a FIRST TIME BUYER or a BUY TO LET INVESTOR, this semi detached property is the PERFECT PLACE for you! Offering TWO DOUBLE BEDROOMS, this well maintained home is for sale with NO CHAIN and includes GARDENS and a DRIVEWAY



**Entrance Hall**

Having the entrance door to the side, and a door leading into the lounge.

**Lounge**

Having a window to the front aspect, a gas central heating radiator, a feature fire place, and stairs to the first floor landing.

**Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, cooker point, tiling to the splash areas, and a cooker hood over. Also includes a gas central heating radiator, a window to the rear and a door leading out to the rear garden.

**Bedroom One**

Having a window to the rear and a gas central heating radiator.

**Bedroom Two**

Window to the front aspect, and a gas central heating radiator.

**House Bathroom**

Comprising of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a gas central heating radiator and a window to the side aspect.

**Exterior**

Externally the property has an open garden to the front aspect with a lawn and a driveway extending to the side of the property.

To the rear is an enclosed garden space which is mostly laid to lawn.



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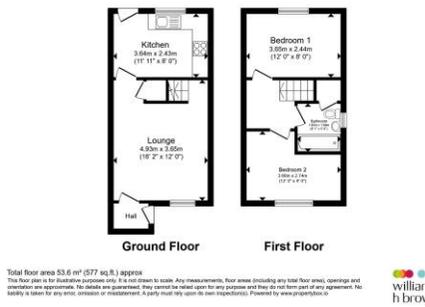
welcome to

## The Spinney, Leeds

- Semi Detached Home
- Two Double Bedrooms
- No Chain
- Well Maintained Throughout
- Front & Rear Gardens

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

# £155,000



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CGT111548 - 0003

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