



Darfield Place, Leeds LS8 5DD

welcome to

Darfield Place, Leeds

A well-presented three-bedroom mid-terrace property offered in good condition throughout. The home also benefits from a versatile converted basement area which has a external door, the basement includes a shower room, utility space, and an additional open area suitable for a range of uses.



Auctioneer's Comments

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Darfield Place Ground Floor Lounge

Stepping through the front door, you enter directly into a bright, clean lounge. The space features a large front-facing double-glazed window, a fitted radiator, and modern laminate flooring.

Kitchen

The kitchen is open with the lounge creating spacious layout. It features a front double-glazed window and a modern fitted suite with integrated oven, hob, and an overhead extractor fan. Along with a sink and drainer. A door within the kitchen

provides access to the basement.

First Floor Bedroom Two

This is a spacious double bedroom with a bright, fresh feel. It features a front double-glazed window, a fitted radiator, and laminate flooring.

Bathroom

The bathroom features a front-facing double-glazed window and a fitted radiator. It has a modern, stylish design, complete with a bath and overhead shower, a vanity sink with useful under-storage, and a toilet. The walls are largely tiled, and the oak-effect flooring adds a warm, contemporary finish.

Second Floor Bedroom One

Bedroom One is another good sized room, benefiting from a front double-glazed window and a fitted radiator. The room is finished with comfortable carpet flooring.

Bedroom Three

Currently used as an office, this versatile single room benefits from a front double-glazed window, carpet flooring, and a fitted radiator.

Basement

The basement offers excellent additional space, benefiting from a small utility area, a separate shower room, and an open-plan section that can be used in a variety of ways. It features a double-glazed window and a door providing external access, along with an additional double-glazed window in the shower room. While the shower requires some attention, it remains a valuable extra feature.

Outside

The front of the property features a low-maintenance yard, fully enclosed by fencing and a gate. Within the yard, a small set of steps leads up to the front door, creating a neat and welcoming entrance.



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Darfield Place, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM, MID TERRACE
- MODERN STYLE KITCHEN AND BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109053 - 0002

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