

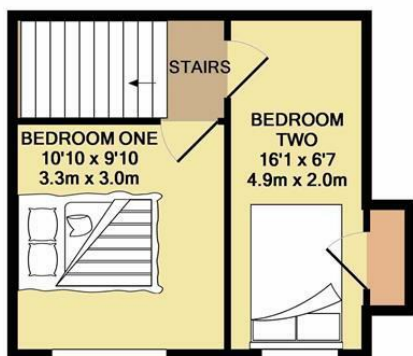


Knowle Place, Leeds, LS4 2PL

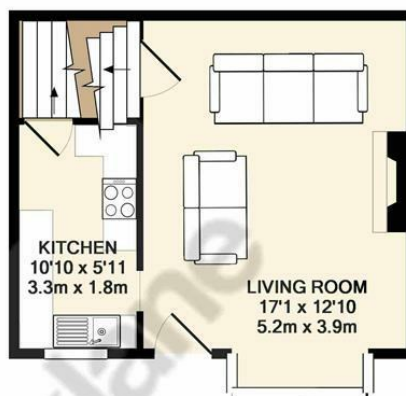
£180,000

- FOUR BEDROOM BACK TO BACK
- EXCELLENT LOCAL AMENITIES
- ORIGINAL FEATURES
- PERFECT INVESTMENT OR FIRST TIME BUY
- LARGE HOUSE BATHROOM
- CLOSE TO UNIVERSITIES

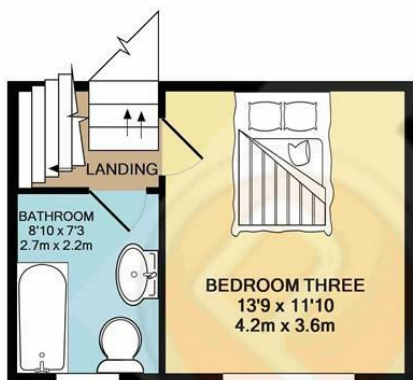
***** VACANT & NO CHAIN*** LOVELY THREE BED BACK TO BACK END TERRACE in BURLEY** - Perfect investment property or first time purchase. The property briefly comprises of a front courtyard with steps leading to the front entrance which opens up into the light and airy living room with a beautiful bay window, original features and fireplace. The kitchen is off from the living room with access to the basement level which has two bedrooms - one of which is currently being used as a storage room. To the first floor, there is a large bedroom and generously sized bathroom. To the second floor there is a further bedroom and handy storage area under the eaves. Excellent location with access to Universities, Headingley, Kirkstall and the city centre. Available with vacant possession and NO CHAIN. EPC rating: E



Basement level



Ground floor



1st floor



2nd floor

Knowle Place - Parklane Properties

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front Elevation

Front courtyard with steps leading to front Upvc door.

Open Plan Living/Kitchen/Dining

Large living room with fire place and laminate flooring, Upvc double glazed bay window. The kitchen area has wall and base units with laminate work tops, electric oven and gas hob with extractor hood over, stainless steel sink unit.

Basement Level

Carpeted stairs leading to basement.

Bedroom One

Carpeted bedroom with Upvc double glazed window.

Bedroom Two

Currently being used as storage and requires decoration to bring up to standard.

First Floor

Carpeted stairs and landing

Bedroom Three

Large carpeted bedroom with large Upvc double glazed window.

Bathroom

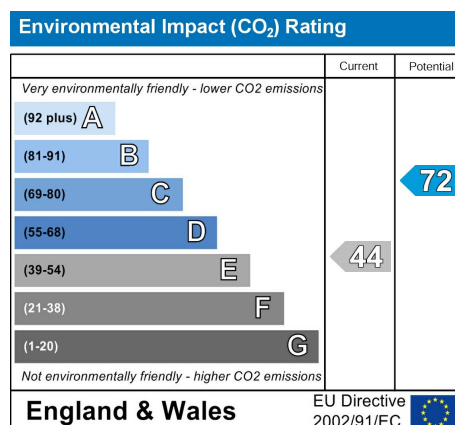
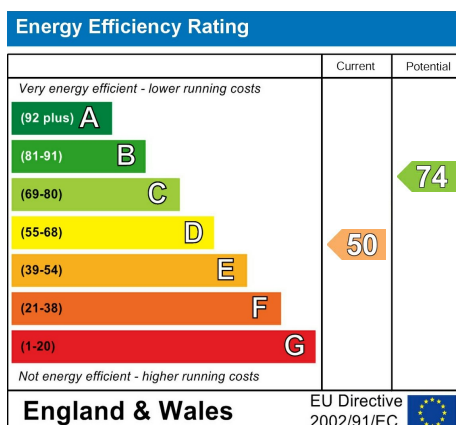
Bath with shower over, pedestal hand wash basin, low level flush WC, partially tiled walls, linoleum floor covering, Upvc double glazed window.

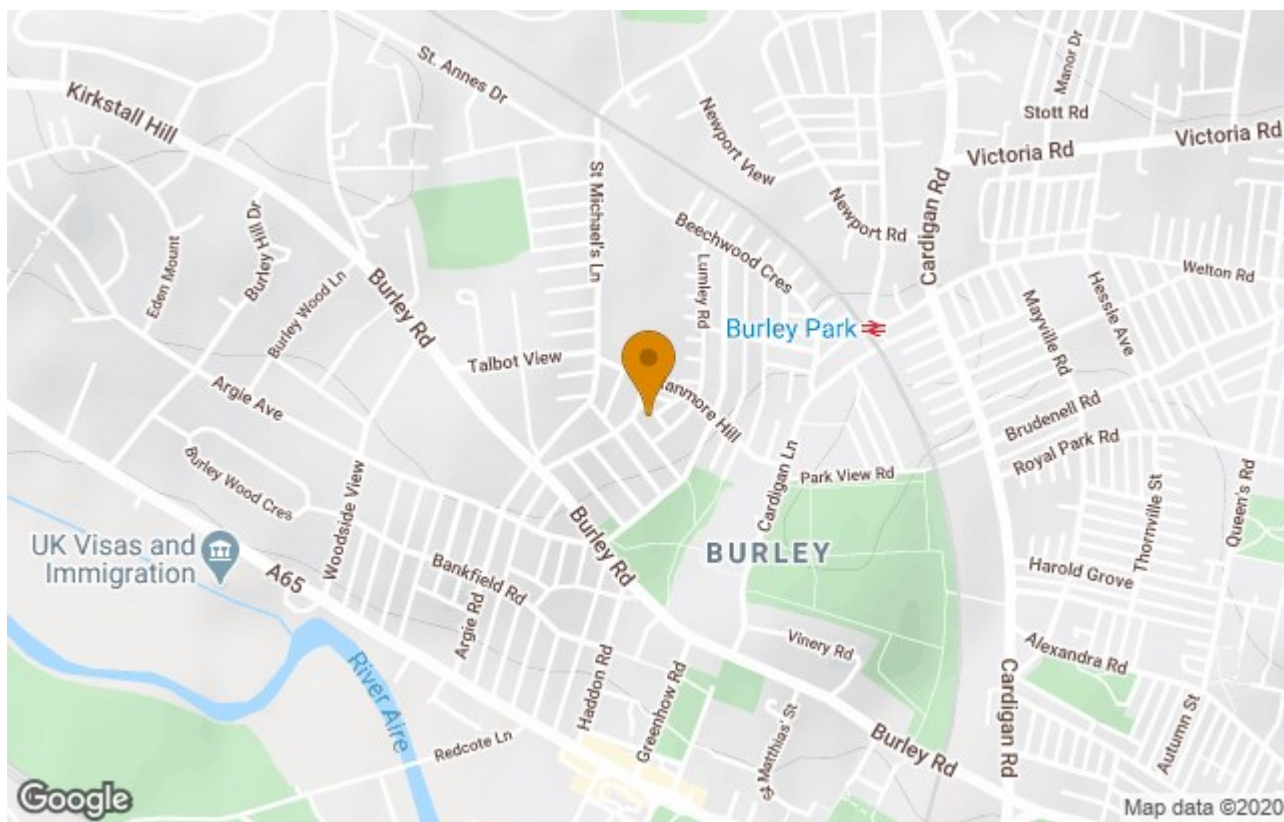
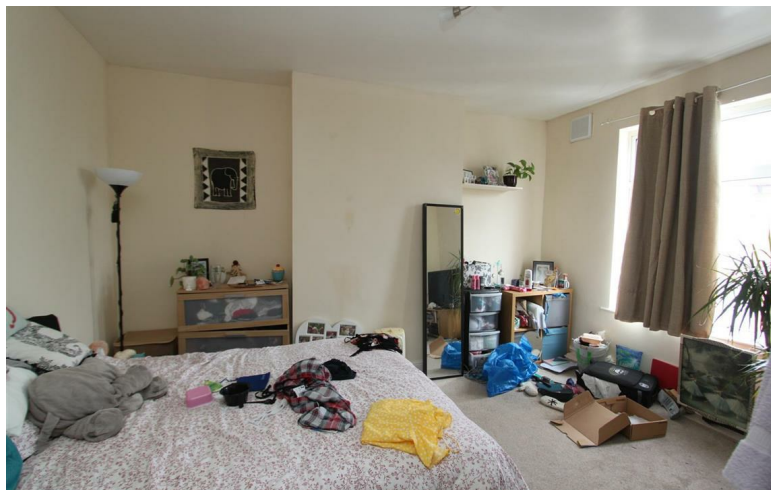
Bedroom Four

Situated in the eaves a further large bedroom with Upvc double glazed window.

Storage

Void roof space perfect for storage.





These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.