

KATH WELLS

ESTATE AGENTS & VALUERS



603 Leeds & Bradford Road, Leeds, LS13 3LF

Asking Price £195,000

* THREE BEDROOM SEMI - DETACHED ** SLIGHTLY EXTENDED ** IN NEED OF MODERNISATION* * LARGER THAN AVERAGE GARDENS TO FRONT SIDE AND REAR ** PARKING FOR FIVE CARS **

We are very pleased to offer for sale this THREE BEDROOM EXTENDED semi detached property with a much larger than average garden.

To the ground floor the property has an ENTRANCE HALLWAY / DINING ROOM, KITCHEN, and SPACIOUS LIVING ROOM, FITTED KITCHEN in need of modernisation, BATHROOM, THREE BEDROOMS AND ACCESS TO LOFT on the first floor. PRIVATE, MUCH LARGER THAN AVERAGE GARDENS TO THREE SIDES WITH DRIVEWAY AND PARKING FOR FIVE CARS

The property is in need of general maintenance and upgrade throughout but offers potential buyers extremely spacious accommodation especially to the ground floor area, and benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, LARGER THAN AVERAGE GARDENS to three sides, and a driveway with plenty of off road parking.

Local amenities, well regarded schools and bus routes to surrounding areas are all within walking distance. The M62 / M621 motorway is only a short drive away making the major commercial centres of West

GROUND FLOOR:

Entrance Hall:

Carolina style, outer double glazed front door, central heating radiator, double glazed window to the side elevation, spacious area offering access to all downstairs accommodation and stairs leading to the first floor. Under stair cupboard ideal for storage.

Lounge:



Larger than usual, being open planned to the entrance area, large bay window to the front elevation offering elevated long distance views, two central heating radiators, recessed to both sides of the chimney breast. Access to the dining room.

Dining Room:



Good size room with patio doors offering plenty of natural light and opening onto the garden area to the rear. Open plan to the kitchen.

Kitchen:



Half glazed external double glazed door leading to a well

equipped but dated galley style kitchen offering a range of wall, base and drawer units with work surface over, stainless steel sink unit with mixer tap, tiled splash back, gas hob and electric oven. The boiler is also fitted into one of these cupboards.

FIRST FLOOR:

Stairs and Landing To The First Floor

Double glazed window to the side elevation, central heating radiator, access to all rooms and the loft via a drop down loft hatch.

Bedroom One:



Large double glazed window to the front elevation, central heating radiator, recessed to both sides of the chimney breast.

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator, fitted storage cupboard.

Bedroom Three:



Double glazed window to the front elevation, central heating radiator.

Bathroom/W.C



Frosted double glazed window to the rear elevation, fully tiled with vent axia fan, three piece suite with white low flush w.c, pedestal wash hand basin and panelled bath with electric shower over.

OUTSIDE:

Garden To The Front Side And Rear



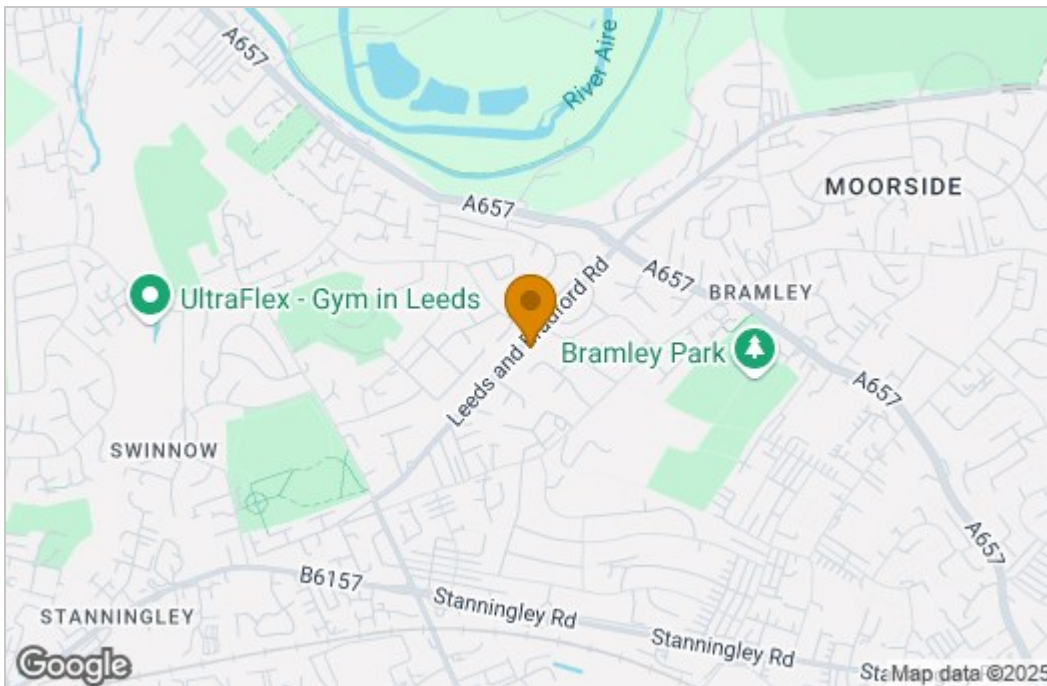
Extensive garden space to the front side and rear with wrap around lawn to the front, driveway for multiple cars to the side, and an enclosed garden, again larger than average to the rear which could be landscaped into a wonderful, useable space.

EPC LINK:

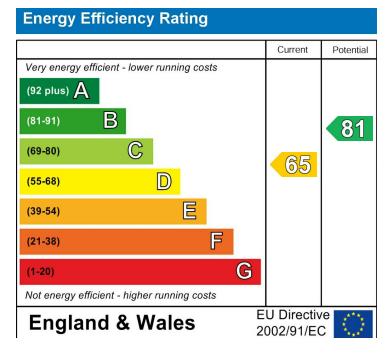
<https://find-energy-certificate.service.gov.uk/energy-certificate/2707-8234-1002-0104-7602>

Floor Plan

Area Map



Energy Efficiency Graph



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