



16 Cecil Street Leeds



2 Bedroom House £145,000

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GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, television point, central heating radiator, ceiling coving, stairs to the first floor

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, built under electric oven / grill, electric hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing, access to the cellars

Cellars:

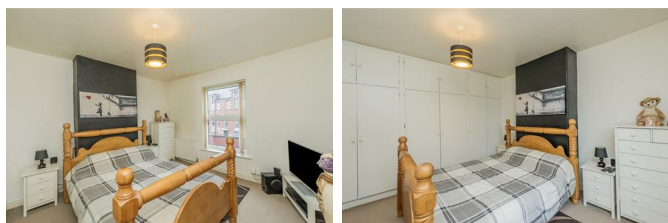
A useful storage area

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs to the second floor

Bedroom One:



Double glazed window, a range of fitted wardrobes / storage, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

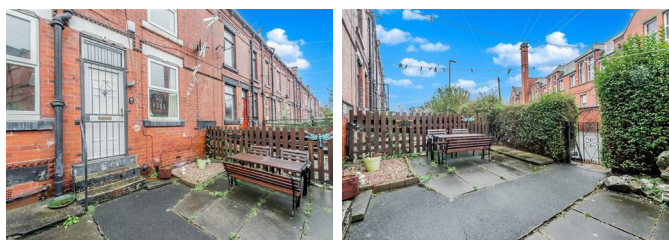
Bedroom Two:



Double glazed window, central heating radiator

TO THE OUTSIDE:

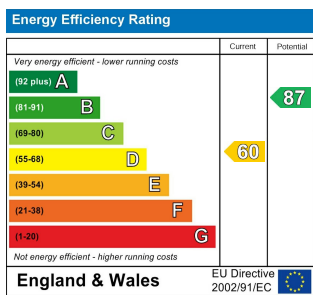
Gardens:



A front garden enclosed by fencing and a hedge; an ideal seating area

EPC LINK:

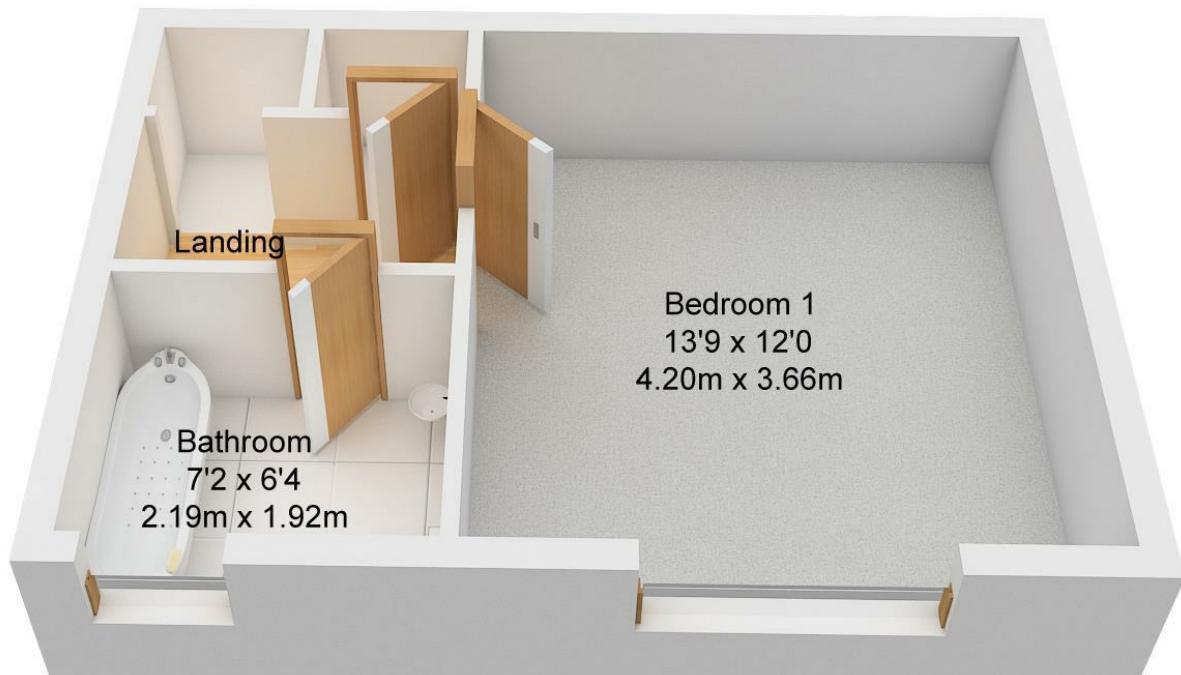
<https://find-energy-certificate.service.gov.uk/energy-certificate/9744-2814-7127-9395-3161>



Floor Plan



Ground Floor
Approx. 24.60 sqm.
(265.00 sqft.)



First Floor
Approx. 24.60 sqm.
(265.00 sqft.)