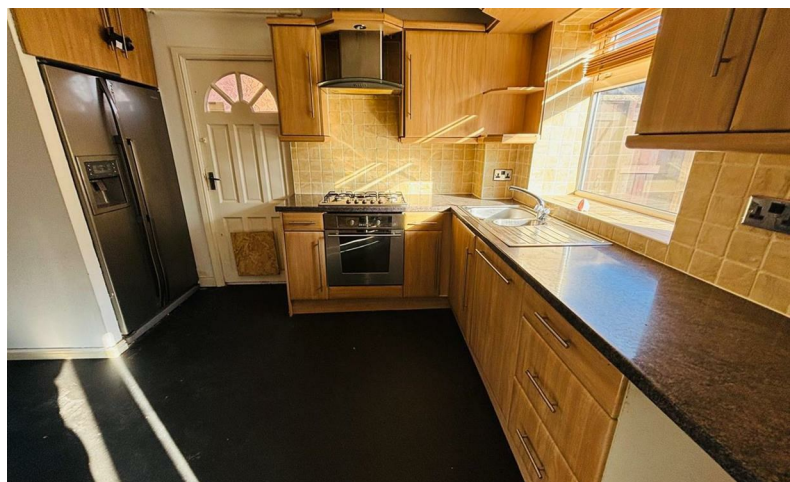




£140,000

28 Harley Terrace, Leeds, West Yorkshire, LS13 4RE



# 28 Harley Terrace, Leeds, West Yorkshire, LS13 4RE

New to the Market this Three Bedroom Semi Detached Property located in a Popular Area. Benefitting from NO ONWARD CHAIN, Two Reception Rooms, Kitchen, and Three Generous Bedrooms, Bathroom and Gardens Front and Rear, Off Street Parking this property would make an ideal purchase for a growing family looking for a property to modernise or a Landlord / Investor.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with a part glazed front door and stairs rising to the first floor, a good sized LIVING ROOM with a fireplace, DINING ROOM with FRENCH DOORS leading to PATIO area, ample space for a dining table and chairs, a KITCHEN with a range of fitted cabinets, work surfaces, space for a fridge freezer, plumbing for a washing machine, and an external side door giving access to the side of the property.

To the first floor there are TWO DOUBLE BEDROOMS (both of which has FITTED WARDROBES), a further SINGLE BEDROOM, a BATHROOM with a P SHAPED BATH with a MIXER shower over, WALL

## GROUND FLOOR:

### Entrance Hallway;

Access via front entrance door, stairs rising to first floor, central heating radiator

### Living Room:

Double glazed windows to the front and rear, a fireplace with wooden surround and granite hearth with an coal effect fire, central heating radiator

### Dining Room:

uPVC French doors leading to garden, a great space for dining. Central heating radiator.

### Fitted Kitchen:

Double glazed window to rear, external door giving access to the side of the property, a range of fitted kitchen cabinets, an inset stainless steel sink and drainer, five ring gas hob and electric oven, space for a fridge / freezer, plumbing for an automatic washing machine, under-stairs storage cupboard, central heating radiator

## TO THE FIRST FLOOR:

### Bedroom One:

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

### Bedroom Two:

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

### Bedroom Three:

Double glazed window to front elevation, central heating radiator.

### Bathroom / WC:

Double glazed window to rear elevation, P shaped bath with mixer shower over, wall mounted basin, low flush WC, part tiled, chrome heated towel rail.

## TO THE OUTSIDE:

### Gradens:

The front garden is enclosed by a low wall and mainly paved. The rear garden is a good size and has a large lawn and a paved patio / seating area.

### Parking/ Drive:

Off street parking to front

### Council Tax Band Epc Rating:

Council Tax Band: A / EPC Rating: D

### Epc Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2730-9590-2576-8865>

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Please use the postal code LS13 4RE in Sat. Nav. Number 28 Harley Terrace can be found signified by our FOR SALE SIGN

