

# KATH WELLS

ESTATE AGENTS & VALUERS



## 64 Summerfield Place, Leeds, LS13 1AW

**Offers In The Region Of £120,000**

\* CHAIN FREE ON COMPLETION \*\* MODERNISATION & UPDATING REQUIRED \*\* CASH BUYERS PREFERRED \*\* NON STANDARD CONSTRUCTION \*

This property is in need of UPDATING & MODERNISATION throughout and would make an ideal purchase for a variety of buyers including LANDLORDS (possible rental income once updated circa £800.00 pcm) and INVESTORS wishing to purchase a home offering SPACIOUS ACCOMMODATION throughout with the added benefits of NO ONWARD CHAIN ON COMPLETION. We understand from the vendor that this property is of NON STANDARD CONSTRUCTION and that cash buyers would be preferred.

Briefly throughout the accommodation comprises of a HALLWAY with stairs to the first floor, a LIVING ROOM with a DINING AREA, a KITCHEN with external access to the side of the property, TWO DOUBLE BEDROOMS, a BATHROOM with a shower over the bath, and a SEPARATE WC.

Externally there is an enclosed garden to the front and a LARGE REAR GARDEN.

The property is ideally located for ease of access to Leeds City Centre by car or public transport, and well regarded primary and high schools. Local amenities, Bramley Centre, parks, Kirkstall Valley leisure and

## GROUND FLOOR:

### Hallway:



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

### Living Room / Dining Area:



A good sized through room with windows to two aspects, ample space for a dining table and chairs, central heating radiator

### Kitchen:



Window to the rear, external door giving access to the side of the property, Some fitted kitchen units & worksurfaces, cooker point, stainless steel sink and drainer

### First Floor:

### Landing:

Access to the first floor accommodation, window

### Bedroom One



Window, central heating radiator, storage cupboard

### Bedroom Two:



Window, central heating radiator

### Bathroom:



A two piece suite with an electric shower over the bath

### Separate WC:



Low flush WC

### TO THE OUTSIDE:

#### Gardens:



The front garden is enclosed by a hedge. The rear garden is a good size with hedge borders and has some fruit trees

#### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-6029-3070-9290-1705>

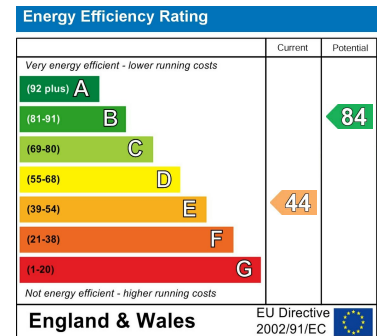
## Floor Plan



## Area Map



## Energy Efficiency Graph



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