



- Lovely terraced back to back
- Two double bedrooms
- Delightful landscaped gardens
- Modern kitchen and shower room
- Close to extensive amenities
- No chain, ideal first home





**A LOVELY, BEAUTIFULLY PRESENTED TWO BEDROOMED TERRACE WITH A DELIGHTFUL LANDSCAPED ENCLOSED GARDEN SITUATED IN THIS HIGHLY CONVENIENT LOCATION, CLOSE TO EXTENSIVE SHOPPING AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITHIN EASY REACH OF LEEDS CITY CENTRE.**

Offered with no chain and immediate vacant possession, ideal as a first home, the spacious and tastefully presented gas centrally heated and UPVC double glazed accommodation has been tastefully improved in recent years including a new gas boiler in 2021 and comprises a generously sized lounge with bay window, a larger than average modern fitted kitchen with integrated appliances, useful under stairs storage, two double bedrooms and a modern shower room w/c.

Externally, there are delightful, easily maintained, enclosed paved and gravelled landscaped gardens bordered by hedging to the front and a useful small store. There is ample on street parking.

Internal inspection is essential to fully appreciate this well cared for home, ready to move into, highly suited to first time buyers.



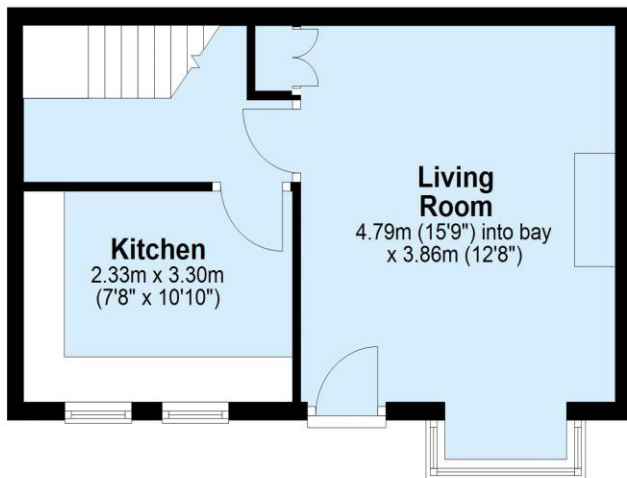






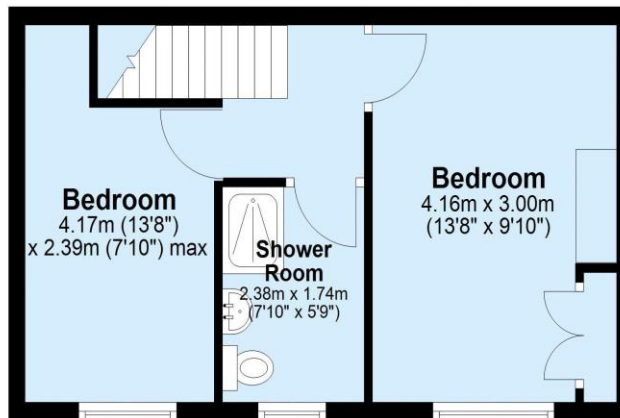
## Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



Total area: approx. 61.1 sq. metres (657.8 sq. feet)

### Tenure

Freehold

### Council Tax Band

A

### Possession

vacant possession on completion

### Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

### Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

### Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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