



Main Street | Allerton Bywater | WF10 2DL

£140,000

Two Bedroom Mid Terrace | Council Tax Band A | EPC Rating D

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\* TWO BEDROOM MID TERRACED HOUSE \* DINING KITCHEN  
\* USEFUL CELLAR \* COURTYARD TO THE REAR \*

Presenting this excellent two bedroom terraced house for sale, nestled in a sought after village location. This property is characterised by its timeless charm and modern conveniences, offering an idyllic lifestyle in a prime location, close to schools and green spaces. The current vendor has had a new boiler fitted in July 2019.

This charming home offers a well-appointed layout with one reception room, two bedrooms, and a spacious kitchen. The lounge is a haven of warmth and comfort, offering a wonderful space for entertaining or unwinding, complete with a cosy fireplace. The kitchen is a culinary enthusiast's dream, featuring dining space and a built-in hob and oven, providing a perfect setting for preparing meals and entertaining guests.

The property boasts two bedrooms, including a double master bedroom and a single bedroom. The master bedroom is a spacious retreat, complete with a walk-in closet, offering ample storage for your wardrobe. The single bedroom is perfect for a child's room, spare bedroom or home office. The bathroom is fitted with a shower over the bath, providing both functionality and convenience. One of the unique features of this property is the cellar, providing additional storage or the potential for further development. The property also boasts a rear courtyard garden, offering a great place to enjoy.

In summary, this is a not-to-be-missed opportunity to purchase a wonderful home in a sought-after location. Its charming features and convenient location make it an ideal choice for those seeking a comfortable lifestyle. Whether you're a first-time buyer or looking to invest, this property is a perfect choice.

### Lounge 4.70m max x 4.01m max (15'5" max x 13'2" max )

15'5" max (12'4" min) x 13'2" max  
Double-glazed window to rear, radiator, wooden effect laminate flooring, coving to ceiling, double-glazed front door. Open plan stairs to first floor.

### Inner Lobby

Door to cellar. Door to:

### Kitchen/Dining Room 3.89m x 4.24m (12'9" x 13'11")

Fitted with a range of base and eye level units with worktop space over, fixed breakfast bar, stainless steel sink unit, plumbing for dishwasher, built-in electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to front, radiator, double-glazed rear door. Wall mounted gas boiler.

### Cellar

Useful storage area, with plumbing for automatic washing machine.

### Landing

Door to:

### Bedroom 1 3.76m x 3.99m (12'4" x 13'1")

Double-glazed window to front, radiator, wooden effect laminate flooring, door to over stairs storage cupboard.

### Bedroom 2 3.89m x 2.29m min (12'9" x 7'6" min)

Double-glazed window to rear, radiator.

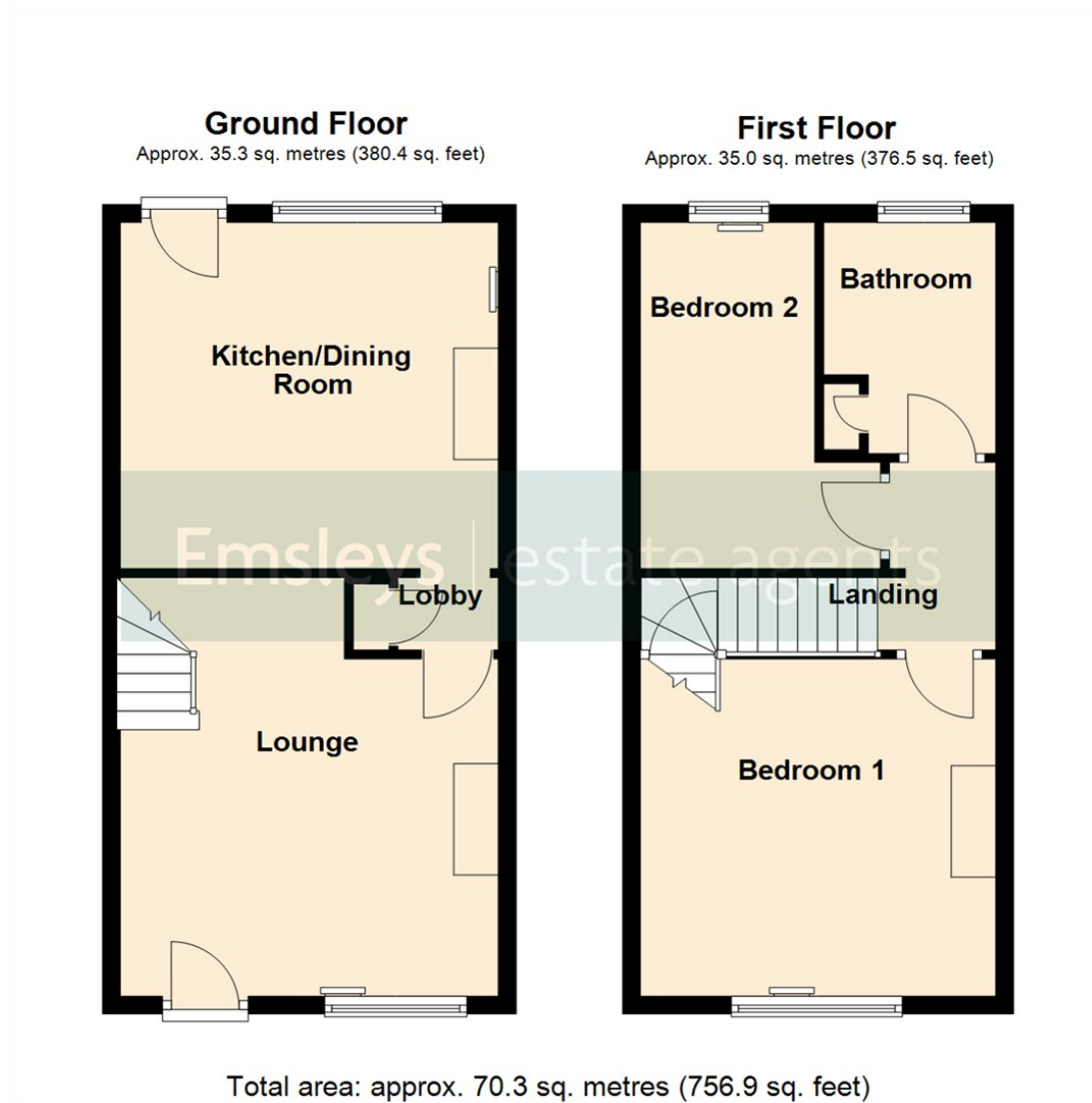
### Bathroom

Fitted with three piece suite comprising panelled bath with drencher style head over and additional hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, double-glazed window to rear, built-in airing cupboard.

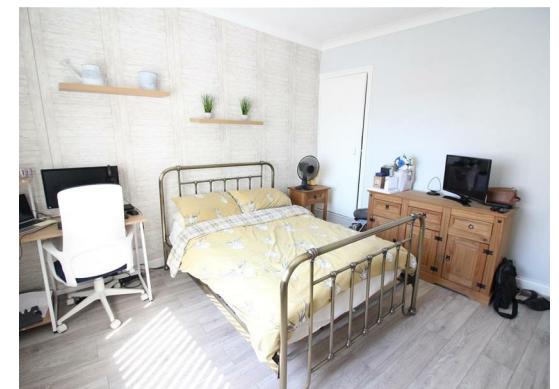
### Outside

There is a courtyard to the rear, with a timber decking seating area.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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