



Balne Avenue | | WF2 9AT

£125,000

Two bedroom mid terrace | EPC D | Council Tax A

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\*\*\*TWO BEDROOM MID TERRACE\*\*\*KITCHEN/DINING ROOM\*\*\*FOUR PIECE BATHROOM SUITE\*\*\*

Presenting a mid terraced house, offered for sale in a good condition. This delightful property is nestled in a quiet location, benefitting from excellent public transport links. The property is ideal for couples seeking a tranquil yet well-connected living environment.

The house is well-proportioned and features a single reception room providing a separate space for relaxation or entertainment. The open-plan kitchen is a standout feature of the property, boasting a utility room and a dining space, perfect for both everyday living and entertaining guests.

The property offers two well-lit bedrooms, the first being a spacious double bedroom that bathes in natural light, and the second a comfortable single room, also benefitting from plenty of natural light. Adding to the appeal of this home is a well-maintained bathroom, complete with a four-piece suite, offering all the amenities one would expect in a modern home.

One of the unique features of this property is the impressive high ceilings, giving the home a spacious and grand feeling. The property also has the added benefit of a garden, providing a perfect outdoor space to relax and unwind.

In summary, this is a fantastic opportunity to purchase a two-bedroom terraced house in a peaceful location with great transport links. The property is in good condition and offers a comfortable living environment with its separate reception room, open-plan kitchen with utility room and dining space, well-lit bedrooms, and a well-equipped bathroom. Don't miss out on this wonderful home.

## Ground Floor

### Living Room 3.71m x 4.18m (12'2" x 13'9")

Double glazed window and central heating radiator. t.v point

### Hall

Stairs, door to:

### Kitchen/Dining Room 3.55m x 4.18m (11'8" x 13'9")

Fitted kitchen, double glazed window, central heating radiator

## First Floor

### Landing

Door to:

### Bedroom 1 3.64m x 4.18m (11'11" x 13'9")

Double glazed window to front, central heating radiator

### Bathroom 2.75m x 2.17m (9'0" x 7'1")

Four piece suite, panelled bath and walk in shower, vanity wash hand basin and low flush W.C, double glazed window

### Bedroom 2 3.55m x 1.91m (11'8" x 6'3")

Double glazed window to front, central heating radiator

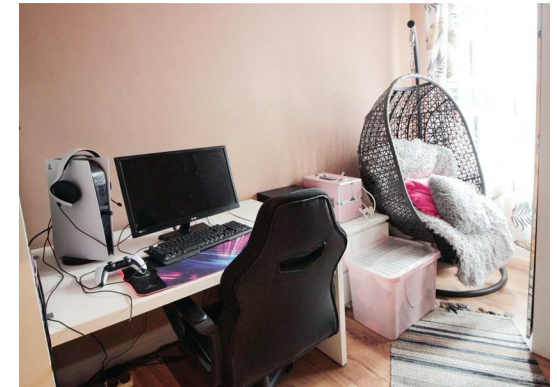
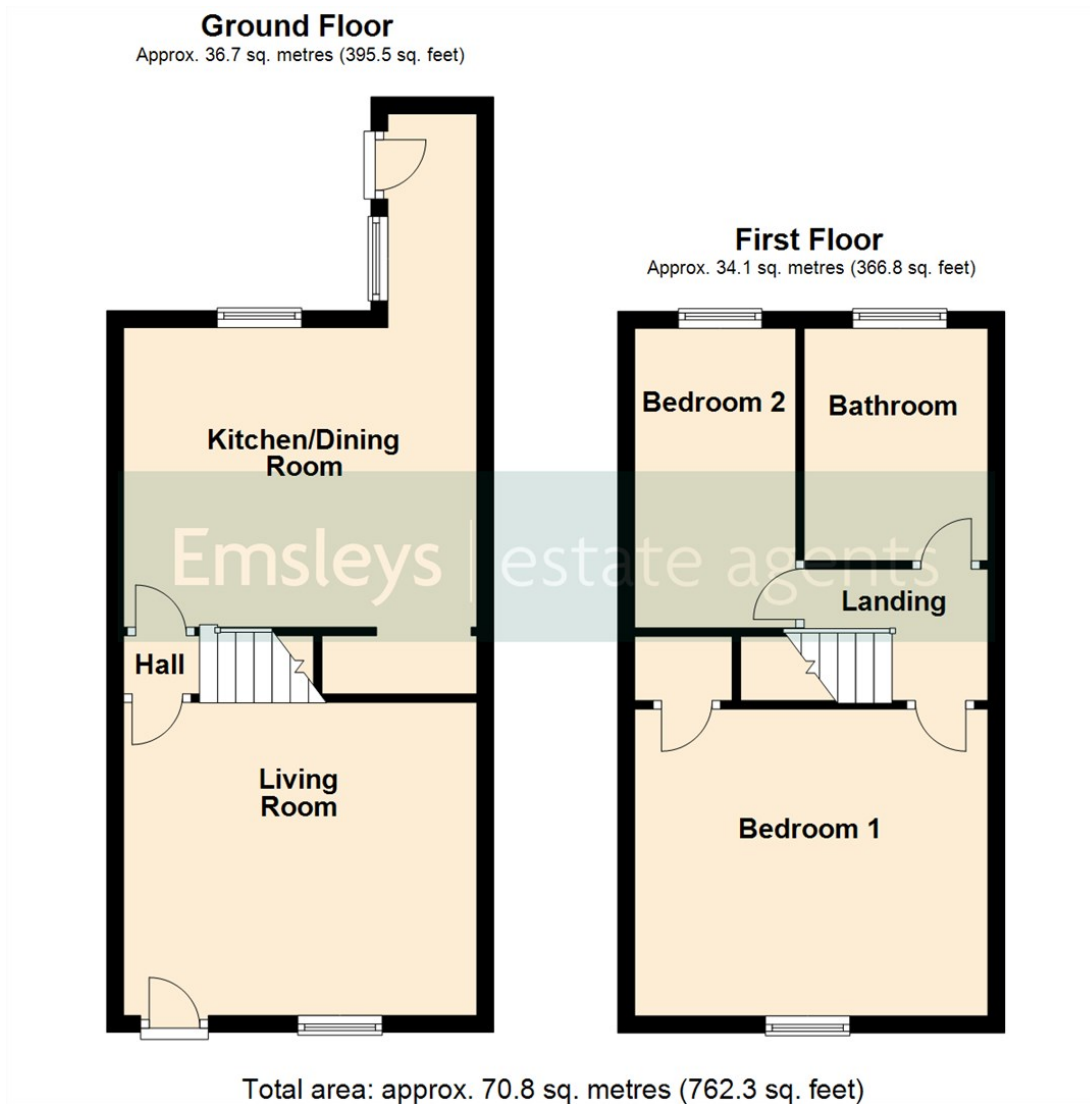
## External

The front abuts the road, small rear yard to the rear









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.

65 Commercial Street | Rothwell | Leeds | LS26 0QD  
t: 0113 201 4040    [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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