



Lea Park Gardens | | LS10 4RH

Price Range £100,000

One bedroom quarter house | Council Tax Band A | EPC rating D

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***** ONE BEDROOM QUARTER HOUSE *** NO CHAIN***GARDENS & PARKING*****

We are delighted to bring to the market this neutrally decorated, one-bedroom house for sale. The property boasts an open-plan layout, offering a spacious feel and a seamless flow between the rooms. The house is situated in an area with excellent public transport links, proximity to schools, and an abundance of green spaces, providing a perfect blend of urban convenience and natural tranquillity.

As you enter the house, you are greeted by a generously proportioned reception room, complete with a charming fireplace and wood floors. The patio door provides a lovely private garden view - an ideal spot for al fresco dining or a morning coffee.

The compact, efficient kitchen is equipped with a built-in oven and hob, offering a functional and stylish space for culinary endeavours.

The house features a comfortable double bedroom filled with natural light and fitted with built-in wardrobes, offering ample storage space. The bathroom is well-appointed with a three-piece suite, including a shower over the bath for flexibility and convenience.

Unique features of this property include off-street parking and a well-proportioned garden, enhancing the appeal of this charming home.

The strong local community and quiet location make this property ideally suited for couples seeking a peaceful yet connected lifestyle. With its combination of comfort, convenience, and character, this house is a fantastic opportunity not to be missed.

Ground Floor

Lounge/Dining Room 5.03m x 4.09m (16'6" x 13'5")

Open-plan 'L' shaped room, PVCu double-glazed patio doors, central heating radiator, electric fire, spiral staircase to the first floor and open-plan to:

Kitchen Area 2.09m x 1.74m (6'10" x 5'9")

Having matching wall and base units, roll edge worktops, sink and drainer unit. Built-in oven, hob and extractor over, plumbed for a washing machine, space for fridge/freezer and a PVCu double-glazed window.

First Floor

Landing

Bedroom 1 2.55m x 4.09m (8'4" x 13'5")

PVCu double-glazed window, central heating radiator, built-in double wardrobes and a storage cupboard housing the central heating boiler.

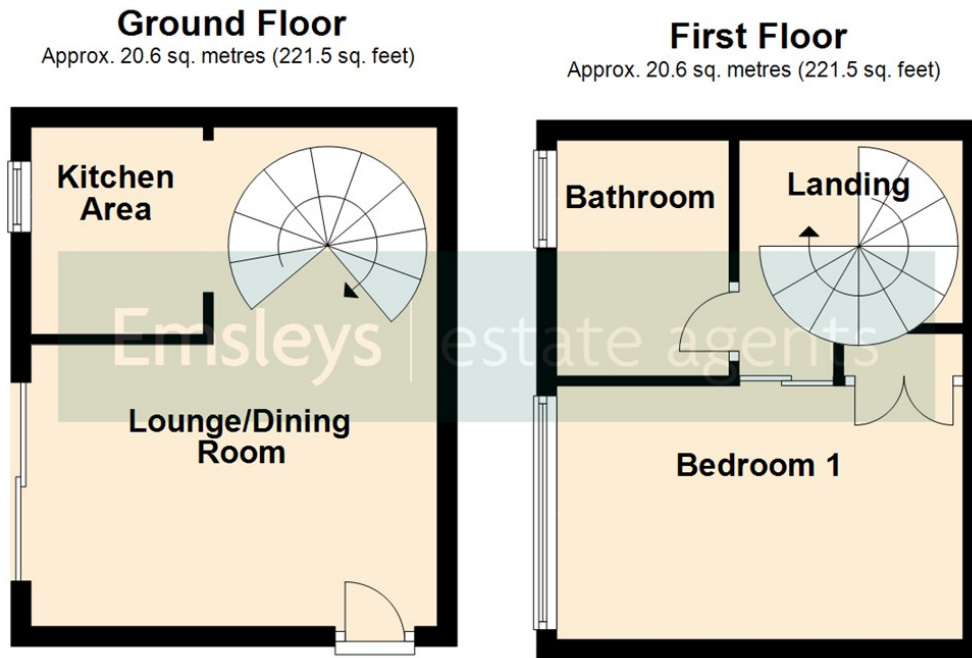
Bathroom 2.38m x 1.74m (7'10" x 5'9")

A three piece white bathroom suite with panelled bath, vanity wash hand basin and low flush W.C.,. Fully tiled to complement the suite and a PVCu double-glazed window to front.

External

To the rear of the property there is a good size lawn garden, with a shared pathway leading to the property.. There is a separate driveway.





Total area: approx. 41.2 sq. metres (443.0 sq. feet)

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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