



for sale

Emsleys

0113 286 4000

www.emsleysstateagents.co.uk

15

Lea Park Croft | Belle Isle | LS10 4RQ

One Bedroom Quarter House | Council Tax Band A | EPC rating D

Cash Only Purchase
£90,000

Emsleys | estate agents

CASH BUYERS ONLYONE BEDROOM QUARTER HOUSE
*** NO CHAIN***IN NEED OF MODERNISATION*** GARAGE &
OFF ROAD PARKING ***

Delightful one bedroom quarter house, offering an ideal living arrangement with its well-thought-out design and layout. The property is offered for sale with NO CHAIN, ensuring a straightforward and swift buying process. This particular property is suitable to cash buyers only, and is very much a blank canvas to make your own mark on.

The property consists of accommodation over two floors with a double bedroom, offering ample space for relaxation and comfort. Adding to the charm of the property is a good sized lounge, which features double-glazed door giving direct access to a garden. There is a separate kitchen, whether you're an experienced cook or just starting out, this kitchen space is ready to cater to all your culinary needs.

One of the unique features of this house is its single garage and driveway parking. This is a rare find in quarter houses. This provides additional storage space or secure parking for your vehicle.

This house is a perfect blend of comfort and functionality, designed to provide an ideal living environment. It could be the dream home you've been searching for. Don't miss this excellent opportunity to make it yours!

Porch

Double-glazed window to front, double-glazed side door, door to built-in storage cupboard.

Lounge 4.11m x 2.77m (13'6" x 9'1")

Wooden effect laminate flooring, dado rail, double-glazed door to garden with double-glazed side window, double door to Kitchen:

Kitchen 4.09m x 2.21m (13'5" x 7'3")

Base and eye level units with worktop space over and drawers, stainless steel sink unit, plumbing for automatic washing machine, electric point with extractor hood over, radiator, wooden effect laminate flooring, stairs to first floor.

Landing

Door to:

Bedroom 4.14m x 2.57m max (13'7" x 8'5" max)

Double-glazed window to front, radiator, wooden effect laminate flooring, sliding door to built-in wardrobe with hanging rail.

Bathroom

Fitted with piece coloured suite with panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, double-glazed window to front, airing cupboard which houses wall mounted gas boiler, radiator.

Outside

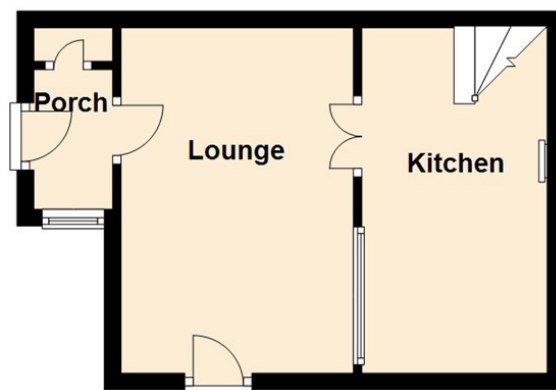
There is a lawned garden to the front of the property with hand gated access. To the side, there is hand gated access and path leading to the side door, with a timber decking area seating area and small lawned area. In addition, there is a timber shed. There is a single garage, which is short distance from the property, with driveway parking for one car.

Agents Note

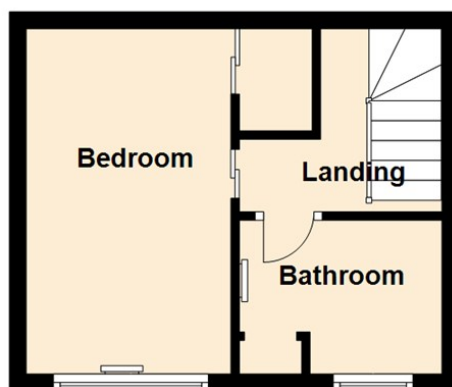
This is only available to cash buyers, please contact the office for more information.



Ground Floor



First Floor



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

Emsleys | estate agents