Middleton Road | Belle Isle | LS10 3JB £235,000

Three bedroom semi-detached | Council Tax Band A | EPC Rating D

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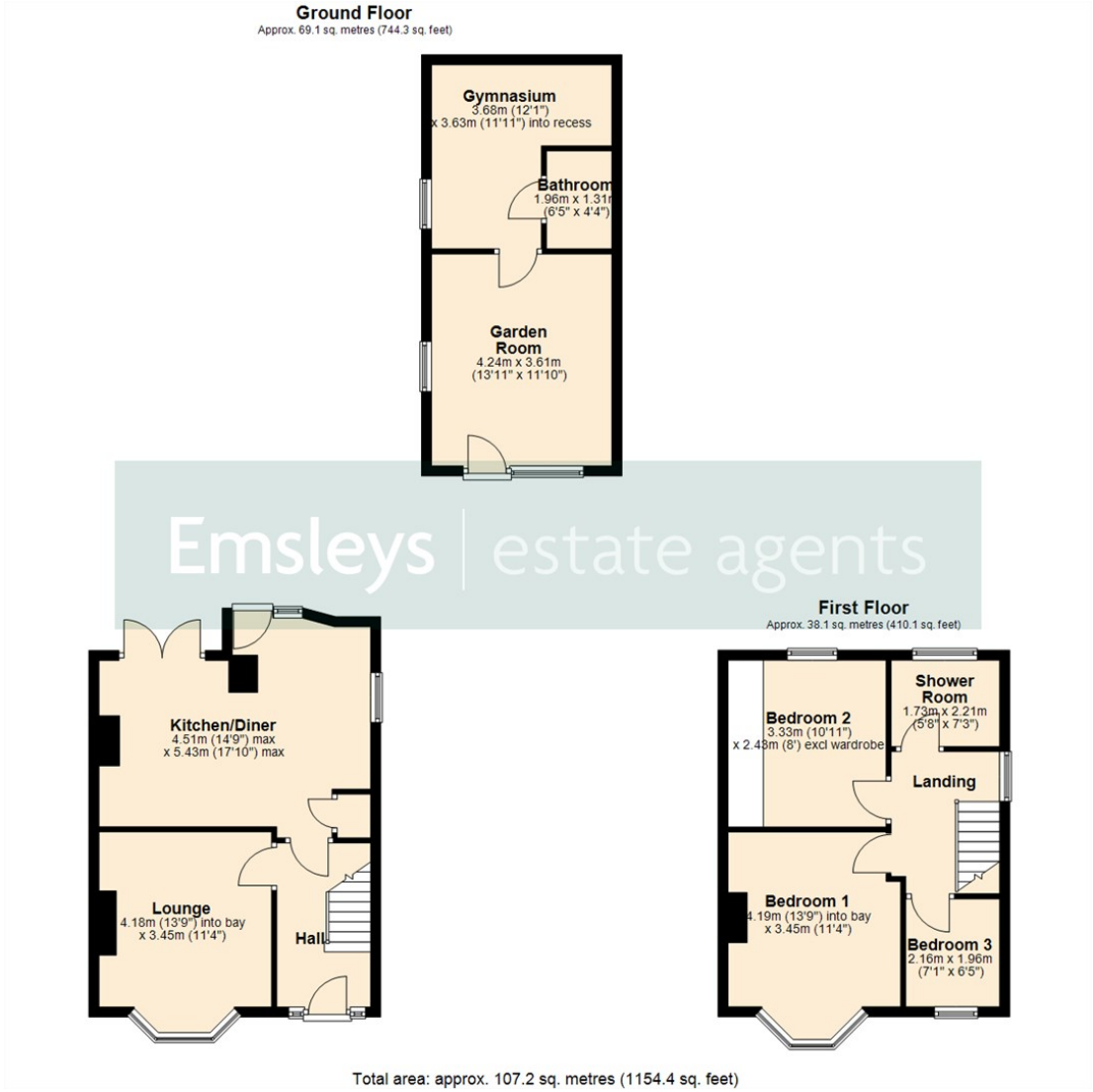
JANUARY SALE!!! PRICE WAS £240,000, PRICE NOW £235,000 SAVING £5,000! FOR A LIMITED PERIOD ONLY! CALL NOW TO BOOK YOUR VIEWING!

***GREAT FOR COMMUTERS. LARGE GARDEN. DETACHED CONVERTED GARAGE WITH GYM/RECEPTION & BATHROOM. MODERN FITTED SHOWER ROOM. ***
A rare opportunity to purchase a family home with versatility and options to suite a growing family. Neutrally decorated throughout, the property features a lounge and kitchen/diner to the ground floor level with three first floor bedrooms and a modern shower room. Having gas central heating and PVCu double glazing, enhancing comfort and energy efficiency. A notable feature is the detached garage, which has been converted, with planning permission, into a multi-purpose garden room, gymnasium and bathroom. This annex is currently utilised by the current owner as an additional bedroom, offering flexible options for a growing family or those requiring an independent living space. There is also plumbing for a washing machine and base units to utilise as a utility room too, with a garden office also an option, ideal for those who work from home or require a dedicated workspace.
Outside, there is designated parking for several vehicles and secure gated access from the side.
Middleton Road is well-placed for a range of local amenities, including nearby supermarkets, cafés and leisure facilities. Educational needs are catered for with several schools located within the locality, making it convenient for families with school-aged children. The area is also home to several parks, offering green spaces for relaxation and recreation.
Public transport links are easily accessible, with regular bus services running along Middleton Road, connecting to Leeds city centre and surrounding districts. The nearest train station, Leeds Railway Station, is within a short driving distance, providing direct services to destinations such as Manchester, York and London, with journey times into the city centre taking around 10 minutes.



Total area: approx. 107.2 sq. metres (1154.4 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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