



Hermon Road | Halton | LS15 7ED

£170,000

Two bedroom terrace | Council tax band B | EPC rating D

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\*\*\* TWO BED TERRACE IN NEED OF MODERNISATION \* CLOSE TO LOCAL AMENITIES & RAILWAY \*\*\*

This two bedroom terrace needs to be inspected to fully appreciate its size and potential. Situated on a 'no through road' close to local amenities and within walking distance of Crossgates railway station. The property has gas central heating but requires modernisation throughout. Having potential to extend a the side (subject to planning consents) this would make an ideal investment or first time purchase!

The accommodation briefly comprises;- entrance porch, living room, kitchen, pantry, store room and WC to the ground floor. To the first floor are two double bedrooms and the house bathroom. The exterior offers an enclosed garden to the front with lawn and flower beds.

The location is close to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping district is a short distance away and offers a wide range of shops, banks, cafes, bars and restaurants PLUS the new and exciting shopping and leisure complex at 'The Springs' complete with an Odeon cinema, M&S Food & Next and much more just a five minute car ride away.

## Ground Floor

### Entrance Porch

A useful place for muddy boots, pets or pushchairs. With a hardwood entry door and sealed unit double-glazed windows.

### Living Room 4.57m x 4.27m (15'0" x 14'0")

A spacious living space with a window to the front and lovely original mouldings with a ceiling rose and deep coving. Two central heating radiators and a door giving access to the front garden via a covered portico.

### Kitchen 4.29m x 2.02m (14'1" x 6'8")

In need of modernisation the kitchen currently offers a free standing gas cooker and a stainless steel sink. A

traditional pantry store offers good storage, window and houses the central heating boiler. In addition there is a window placed to the side elevation, an entry door to the porch, a central heating radiator and a large under stair storage cupboard.

### Store 1.22m x 0.91m (4'0 x 3'0)

Accessed from the kitchen, a storage space for utilities with shelving.

### WC

Fitted with a low flush WC.

### Cellar

Access to the cellar is through a hatch at the bottom of the staircase. A ladder leads down to a chamber offering further storage.

## First floor

### Landing

Doors accessing :-

### Bedroom 1 4.57m x 3.23m (15'0" x 10'7")

A large double bedroom with a central heating radiator and a window overlooking the front garden.

### Bedroom 2 2.44m x 3.15m (8'0" x 10'4")

A second double bedroom with a central heating radiator, a window overlooking the front garden and a hatch giving access to the roof space.

### Bathroom 3.05m x 2.21m (10'0 x 7'3)

The bathroom offers a three piece suite which comprises;- panelled bath, low flush WC and a pedestal hand wash basin. Central heating radiator, window to the side elevation and a built-in cupboard providing useful storage space.

### Exterior

The property is accessed via a shared pathway. There is a good sized garden to the front laid with a lawn and is stocked well with mature shrubs and trees. There is potential here to create a driveway for off-road parking (subject to planning consents).

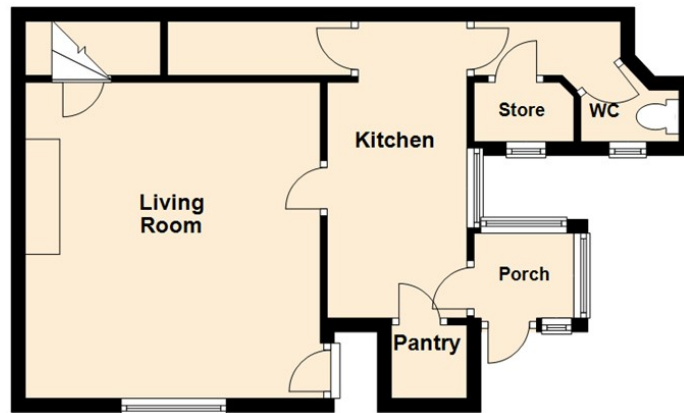
## Directions

From the Crossgates office, proceed along Austhorpe Road and at the traffic lights turn left onto Station Road. Proceed and after the traffic lights turn right over the dual carriageway, and turn right onto Green Lane. Proceed along, but before the Leodis public house turn right onto Hermon Road where the property can be found on the left hand side indicated by the Emsleys for sale board.



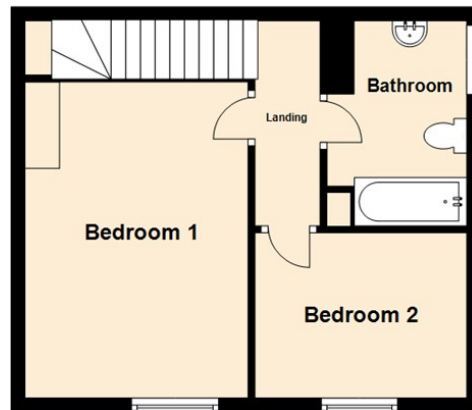
### Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 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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