



Skelwith Walk | Seacroft | LS14 6SU

£120,000

Two bedroom semi-detached | Council Tax Band A | EPC rating D

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*** ARE YOU LOOKING FOR A RENOVATION PROJECT ?***

WATCH THIS SPACE FOR MORE DETAILS AND PHOTOS

This end of terrace is in need of a full renovation. Ideally suited to investors, cash buyers or builders alike looking for their next project this is a full 'back to brick' renovation to include windows, doors, rewiring, heating etc., but does have the benefit of a large side garden on a a corner plot.

Seacroft is an area undergoing a complete transformation with many new build sites in and around the estate. Being approximately 3-4 miles from Leeds city centre the location is ideally placed for a quick commute to Leeds and close to Seacroft and St James' Hospitals and local primary and secondary schools.

Situated on a corner plot with gardens on three sides the house offers well proportioned rooms on two floors. Briefly comprising;- entrance hall, living room and dining/kitchen to the ground floor with two bedrooms and a bathroom on the first floor.

Ideally placed for the commuter having the advantage of good public transport links both to the city centre and surrounding areas via the A64 plus the main A6120 Ring Road is just a short distance away. There are plenty of local amenities in the Crossgates shopping centre including local banks, post office and a railway station.

*** Call now 24 hours a day 7 days a week to book your place ***

Ground Floor

Entrance Hall

Enter through a PVCu entry door. Staircase to the first floor.

Living Room 4.39m x 3.69m (14'5" x 12'1")

Window to the front and central heating radiator. Hole in the wall coal effect living flame gas fire.

Kitchen 2.01m x 4.70m (6'7" x 15'5")

Fitted with some wall and base units, cooker point, sink unit with drainer and plumbed space for a washing machine.

First Floor

Landing

Access to all bedrooms and bathroom.

Bedroom 1 2.90m x 3.67m (9'6" x 12'0")

A double bedroom with central heating radiator and window to the front.

Bedroom 2 3.50m x 2.79m (11'6" x 9'2")

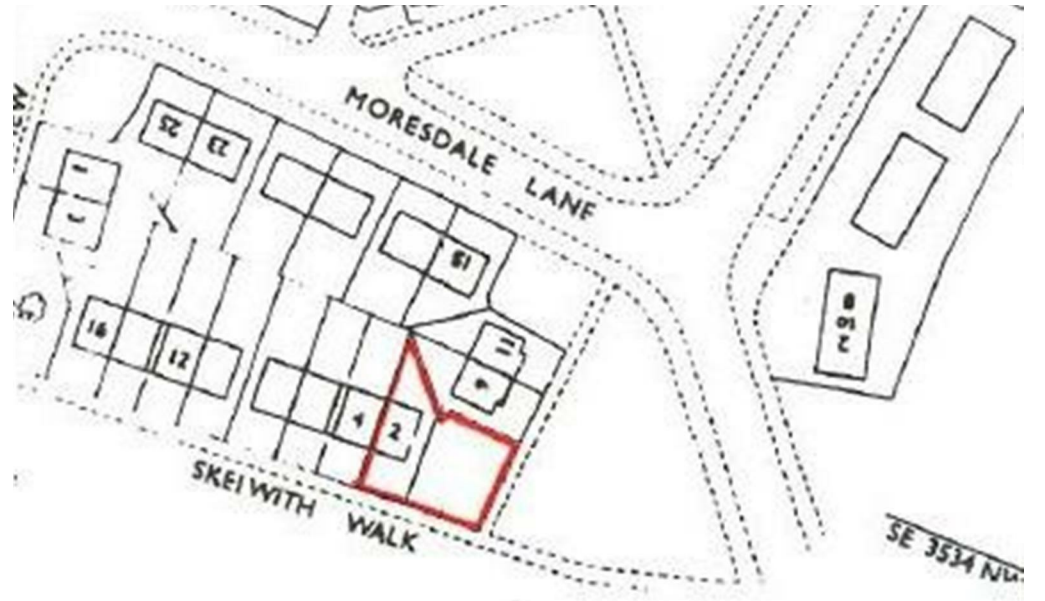
A second double bedroom with central heating radiator and window to the rear.

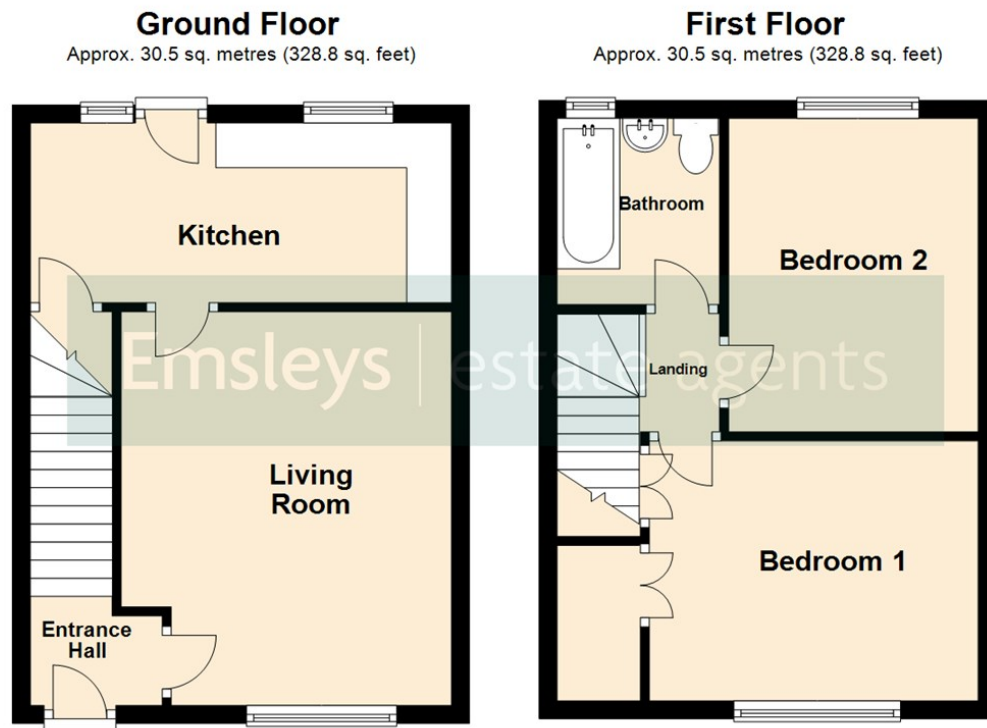
Bathroom

Fitted with a panelled bath, pedestal hand wash basin and low flush w.c.

Exterior

To the front is a paved garden. To the side is a large corner plot which extends to the rear.





Total area: approx. 61.1 sq. metres (657.5 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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