



Foundry Mill Street | Seacroft | LS14 6DA

£150,000

Three Bedroom Semi-Detached House | Council Tax Band A | EPC Rating D

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*** THREE BEDROOM SEMI-DETACHED HOUSE - IDEAL FOR A FIRST TIME BUYER OR INVESTOR ***

This is a family semi-detached property conveniently placed for access to local shops and amenities and having good access to Leeds city centre. The property boasts three well proportioned bedrooms and bathroom upstairs with a good sized lounge and dining kitchen downstairs. To the outside there are gardens to the front and rear.

The location is ideal for commuters needing access to the centre of Leeds or St James Hospital and main arterial roads provide access to surrounding districts. Further afield the A64 offers routes to the Shopping Centres available at Killingbeck, Seacroft and Crossgates with its wealth of amenities.

*** Call now 24 hours a day 7 days a week to arrange your viewing ***

Ground Floor

Hall

PVCu access door and double-glazed window to front, staircase leading to first floor and door through to:

Living Room 4.27m x 3.81m (14'0" x 12'6")

A spacious lounge with a double-glazed window to the rear and a central heating radiator.

Kitchen 5.25m x 2.46m (17'3" x 8'1")

The dining kitchen is fitted with a range of wall and base units in a wood grain effect finish with contrasting work surfaces over which incorporate a stainless steel sink with side drainer. Cooker point, plumbed space for a washing machine and space for a tall fridge/freezer. Built-in understairs cupboard, double-glazed windows to front and side and a PVCu access door to the rear garden. Concealed wall mounted central heating boiler and central heating radiator.

First Floor

Landing

Window to the front and access to all first floor rooms.

Bedroom 1 3.30m x 3.69m (10'10" x 12'1")

A double bedroom featuring a radiator and double-glazed windows to the rear.

Bedroom 2 3.30m x 2.54m (10'10" x 8'4")

a second double bedroom featuring double-glazed window to rear and side elevation and central heating radiator.

Bedroom 3 2.24m x 2.90m (7'4" x 9'6")

A single bedroom with radiator and double-glazed window to front.

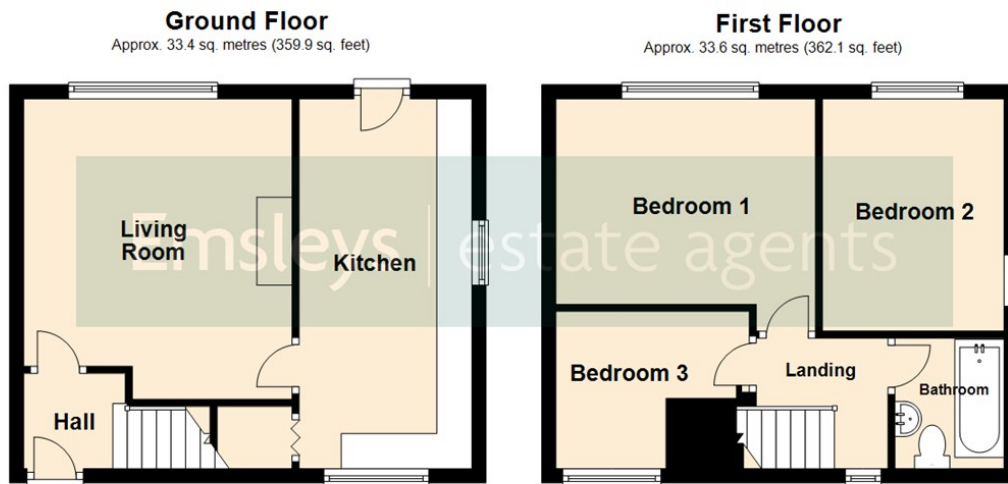
Bathroom

Fitted with a panelled bath, hand wash basin and low flush w.c. Window to the front and a central heating radiator.

Exterior

Access the property to the front laid with low maintenance gravel and having a boundary hedge. The side is secured with an iron gate and leads to the rear garden.





Total area: approx. 67.1 sq. metres (722.0 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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

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