

KATH WELLS

ESTATE AGENTS & VALUERS



11 Bangor Street, Leeds, LS12 5PN

Offers In The Region Of £129,995

* IDEAL STARTER HOME / RENTAL (possible rental income circa £750 pcm) ** WELL PRESENTED ** DG & CH ** MODERN KITCHEN & BATHROOM ** USEFUL BASEMENT WORKSHOP / STORAGE ** EARLY VIEWING ADVISED *

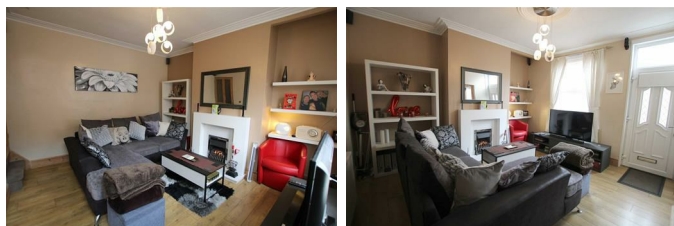
A very well presented back to back terraced property situated amidst similar style property in popular and convenient residential area of Wortley. The property has been maintained and decorated to a good standard throughout and would make an ideal purchase for either a FIRST TIME BUYER / LANDLORD.

A part glazed front entrance door opens into the LIVING ROOM which has the original cornice, laminated flooring and a modern fireplace and hearth with an inset fire. The FITTED KITCHEN has a modern range of cabinets, a breakfast bar and access to the cellars. The CELLARS are divided into two rooms; one of which is used as a workshop, the second as a storage room.

The first floor has a large DOUBLE BEDROOM with ample space for bedrooms furniture and wardrobes. The BATHROOM / WC has a modern white suite comprising of a panelled bath with a plumbed 'rainfall' shower above and a glazed side screen.

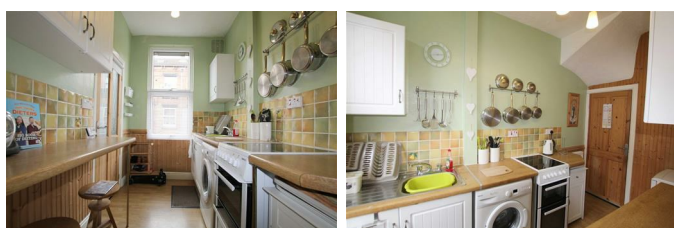
GROUND FLOOR:

Living Room:



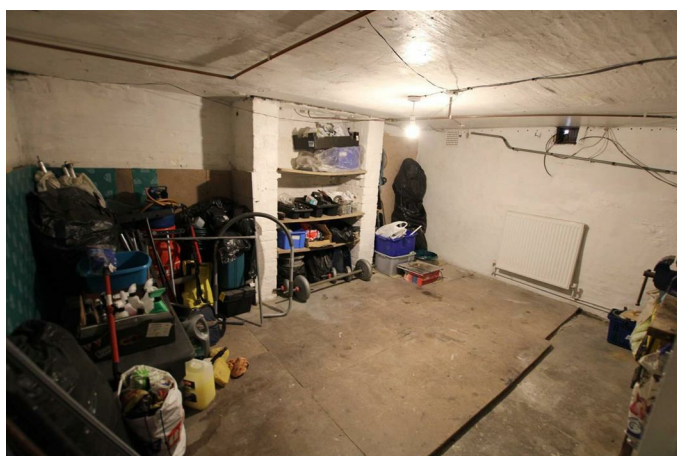
Access via a part glazed front entrance door, double glazed window to the front elevation, central heating radiator, a fire surround and hearth with an inset fire, laminated flooring, ceiling cornice, part glazed internal doors to the stairs and kitchen, stairs rising to the first floor

Fitted Kitchen:



Double glazed window to the front elevation, a modern range of fitted wall and base units, work surfaces, a breakfast bar, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, electric cooker point, central heating radiator, access to the cellars

Cellars:



A useful storage area / work space divided into two rooms, central heating radiator, power and light

FIRST FLOOR:

Landing

Access to the first floor accommodation, stairs to the second floor

Bedroom One:



Double glazed window to the front elevation, central heating radiator

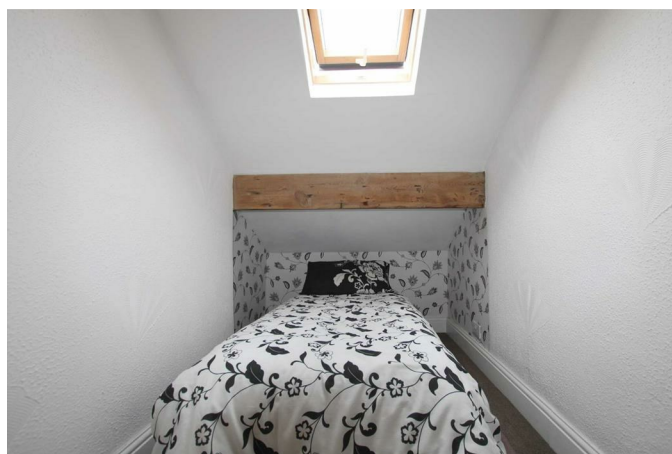
Bathroom / WC:



Double glazed window to the front elevation, a modern white suite comprising of a panelled bath with a plumbed shower above (rainfall shower head and shower wand) and a glazed side screen, pedestal wash basin, low flush WC, ladder style central heating radiator / towel warmer, laminated flooring, modern wall tiles

SECOND FLOOR:

Room Three / Landing:



Double glazed Velux window to the front elevation; this room is used by the current owners as an occasional bedroom but would work well as a home office

Bedroom Two:



Double glazed window to the front elevation, central heating radiator

TO THE OUTSIDE:

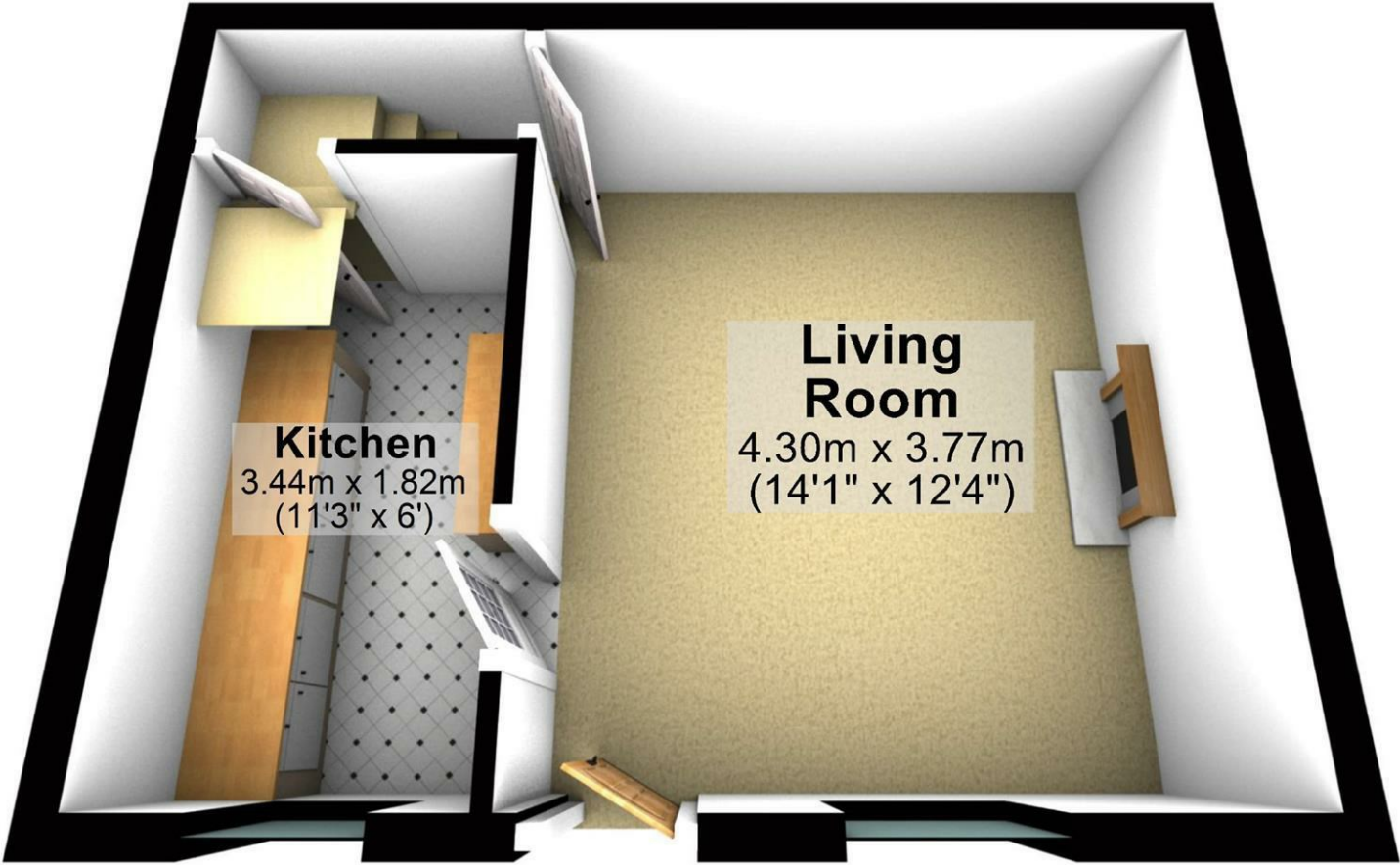


EPC Link:

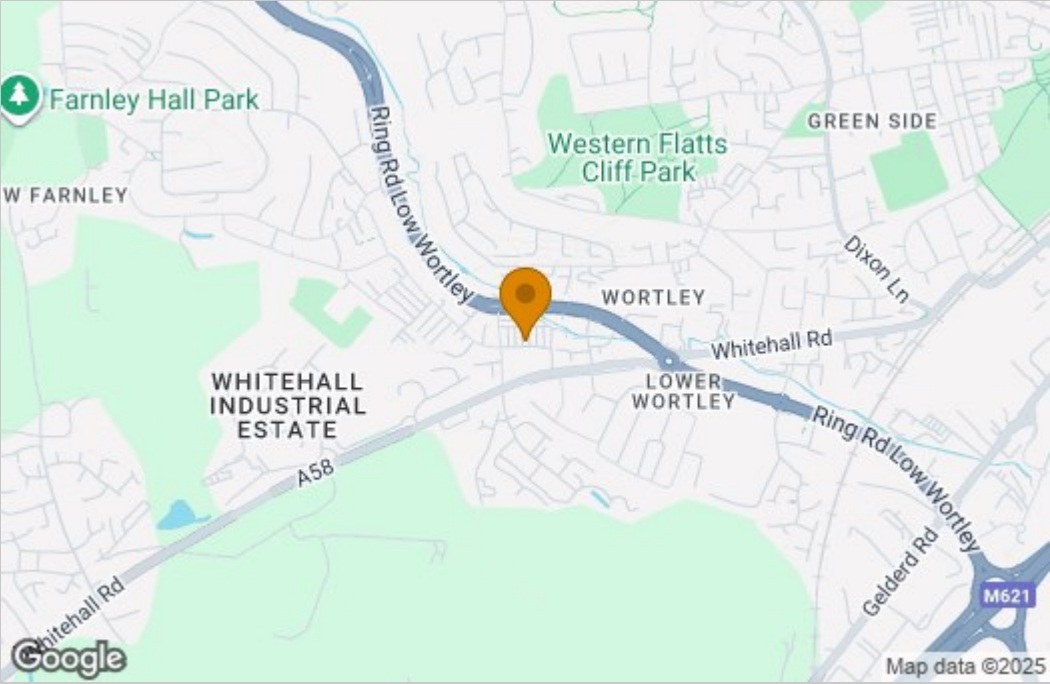
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9360-2091-3000-2790-7061>

Ground Floor

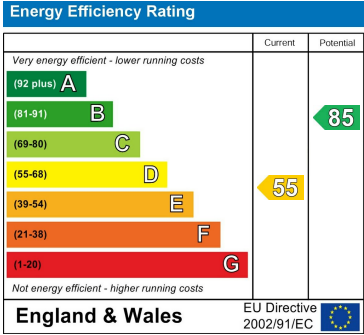
Approx. 24.5 sq. metres (263.4 sq. feet)



Area Map



Energy Efficiency Graph



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