



39 Bobbin Row Leeds



2 Bedroom Cottage - Terraced £155,000

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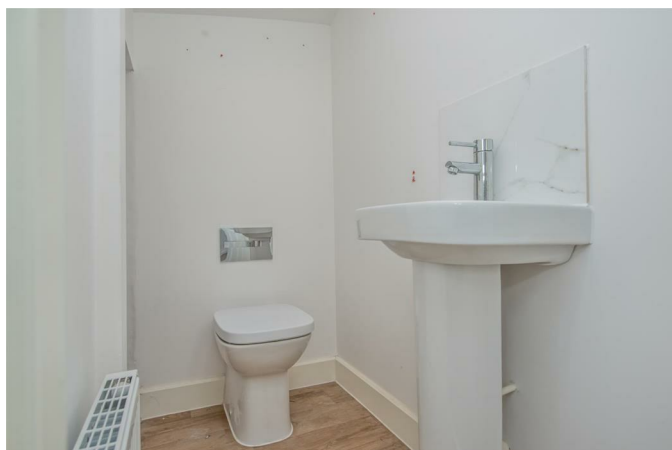
GROUND FLOOR:

Open Plan Living / Kitchen / Diner:



An open plan living area with space for living room and dining room furniture and a fitted kitchen: access via a front entrance door, a large living space with laminated flooring, a television point, storage cupboard, central heating radiator, and stairs rising to the first floor. The Kitchen Diner has a modern range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (built under electric oven / grill, gas hob, extractor hood, fridge / freezer), an inset 1 1/4 bowl sink and drainer, and plumbing for an automatic washing machine

Cloakroom / WC:



A modern white suite comprising of a low flush WC, wash basin, central heating radiator, storage cupboard

FIRST FLOOR:

Landing:

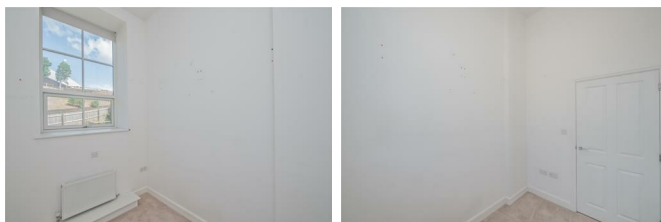
Access to the first floor accommodation, storage cupboard

Bedroom One:



Double glazed window, a good sized double bedroom with ample space for a range of bedroom furniture, central heating radiator

Bedroom Two:



Double glazed window, ample space for a range of bedroom furniture, central heating radiator

Bathroom / WC:



A modern white suite comprising of a panelled bath with a shower above and a glazed side screen, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



A large wrap round garden which is mainly laid to lawn with a fully insulated garden room

Allocated & Guest Parking:

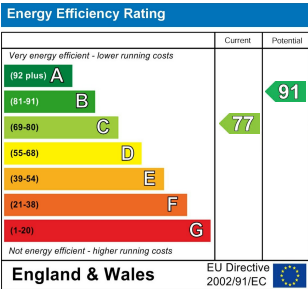
The property benefits from having allocated parking and access to guest parking spaces

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5102-2638-2680-1697-2222>

Council Tax Band & EPC Rating:

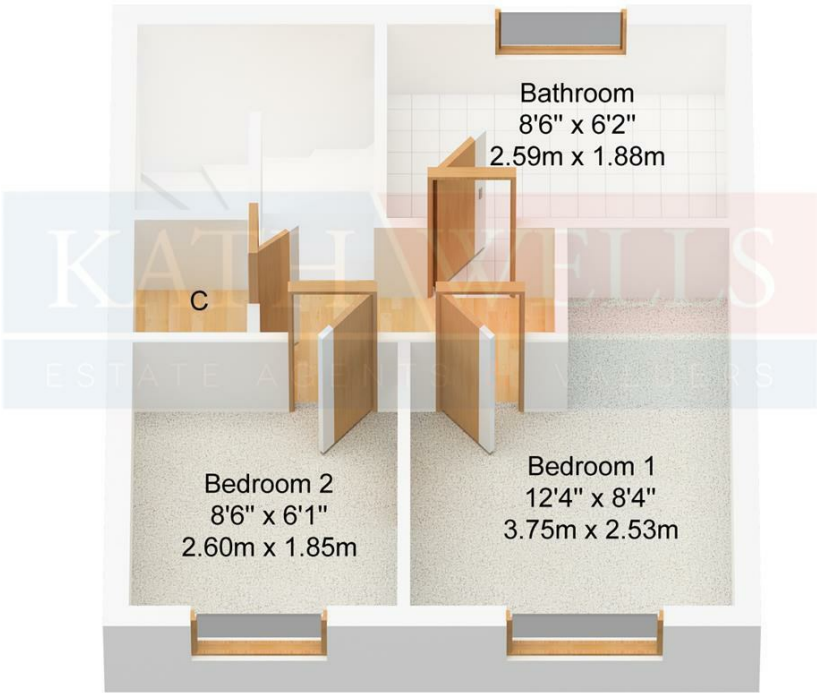
Council Tax Band: B / EPC Rating: C



Floor Plan



Ground Floor
Approx. 27.60 sqm.
(297.00 sqft.)



First Floor
Approx. 27.60 sqm.
(297.00 sqft.)