



Middleton Park Road | | Leeds | LS10 4AY

Asking price £155,000



SHERIDAN
BAILEY
PROPERTY

Middleton Park Road |
Leeds | LS10 4AY
Asking price £155,000

This 3 bed mid terrace is offered for sale with vacant possession and so no upward chain.

The property does require cosmetic modernisation throughout, and offers excellent potential to both Investors and First time buyers alike, benefitting from larger than average plot with expansive rear gardens to the rear and off road parking to the front.

The property briefly comprises - entrance hall, store cupboard, downstairs WC, family kitchen/dining, living room. On the first floor are two double bedrooms and a third single bedroom and bathroom. The rear gardens to the this property are a real gem and total surprise for viewers with the new owners benefitting from over generous outdoor space.

Amazing potential and not to be missed! Plus excellent transport links into Leeds and M62.

- VACANT POSSESSION - NO UPWARD CHAIN
- Requires modernisation throughout with excellent potential
- Excellent size plot with expansive rear gardens
- Ideal property for Investors and First Time Buyers
- Double glazed
- Central heating
- Excellent transport links into Leeds

Entrance Hall

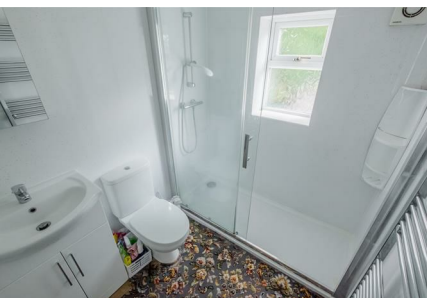
uPVC stained glass front door leading into hallway with 2 usual storage cupboards, one housing the boiler.

Living Room

13'6 x 18'6 (4.11m x 5.64m)

Good sized family living room, bright and airy with dual aspect windows to front and rear elevations. Gas fire with hearth and shelving over.





Kitchen / Dining

13'9 x 10'7 (4.19m x 3.23m)

Good sized kitchen/dining comprising a range of matching wall and base units with worktops over with tiled splashbacks. Space for oven and fridge freezer, with plumbing for both washing machine and dishwasher. Room for dining table and 4 chairs. Large window to rear elevation with views over expansive rear garden and door to access gardens.

Downstairs WC

Frosted window to front elevation, pedestal WC with vanity wash hand basin, laminate floor

Stairs to first floor landing

Master Bedroom

10'2 x 16'10 (3.10m x 5.13m)

Good sized double Master Bedroom, extremely light due to dual aspect windows to both front and rear elevations. Wardrobes, and plenty of room for range of bedroom furniture.

Bedroom 2

10'10 x 9'11 (3.30m x 3.02m)

Double bedroom with views to rear garden.

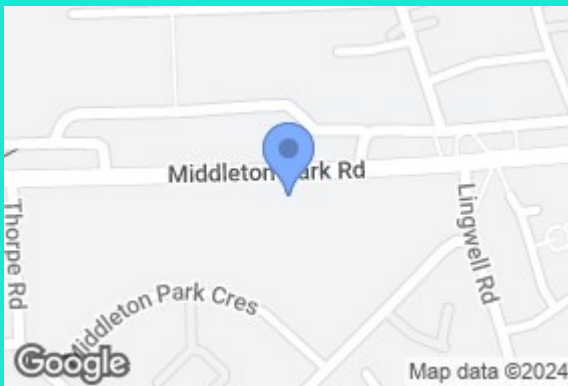
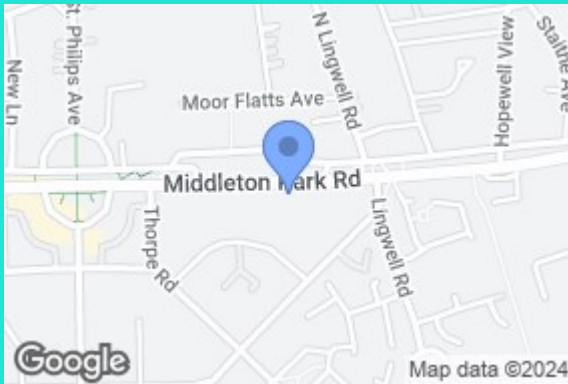
Bedroom 3

10'10 x 8'7 (3.30m x 2.62m)

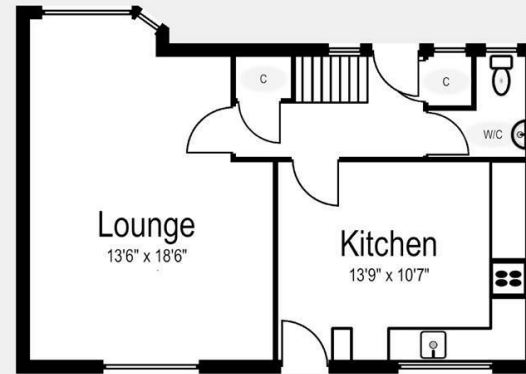
Single bedroom with window to front elevation

External Areas

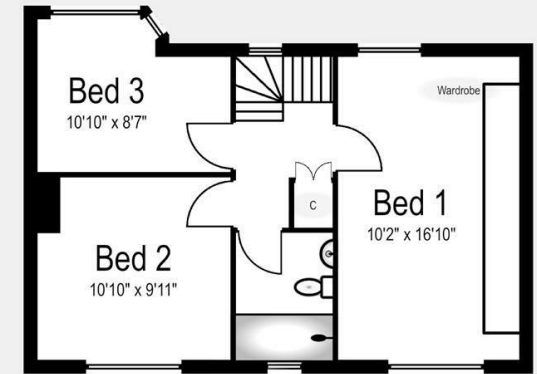
The front of the property benefits from a large flagged driveway and 2 sets of wrought iron gates. Double gates allow for vehicle access and single gateway for access on foot. The rear of the property is the real surprise with this property and location, where you will find an overly generous expansive garden that is well maintained. Screened to the rear for privacy with mature tree and shrubs and bordered either side with low level well maintained hedges. There is a gravelled area to the immediate rear of the house. The plot is certainly larger than average for this style of property and offers the Owner excellent potential.



Front Ground



1st Floor



LS10 4AY
Internal - 933ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(13-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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