



**Verity View, Leeds LS9 0EE**



**welcome to**

## **Verity View, Leeds**

STACKS OF POTENTIAL is this spacious four/five-bedroom semi-detached house offers an exciting opportunity for some modernisation. The property features a driveway to the front and a rear garden. Ideal for buyers looking to create their dream home in a desirable location. NO CHAIN





This spacious four/five-bedroom semi-detached house offers an exciting opportunity for some modernisation. The property features a driveway to the front and a rear garden. Ideal for buyers looking to create their dream home in a desirable location.

The entrance hall provides access to the lounge, kitchen diner, utility room, dining room and a W.C on the ground floor. Upstairs, the property features four to five bedrooms and a family bathroom. Externally, there is a large driveway to the front and a rear garden.

This property presents a strong investment opportunity with high rental yield.

## Entrance Hall

### Lounge

11' 3" max x 14' 3" max ( 3.43m max x 4.34m max )

### Kitchen

9' 4" max x 17' 4" max ( 2.84m max x 5.28m max )

### Sitting Room

11' 5" max x 10' 10" max ( 3.48m max x 3.30m max )

### Dining Room

8' 4" max x 10' 10" max ( 2.54m max x 3.30m max )

## First Floor Landing

### Bedroom One

11' 3" MAX x 10' 6" MAX ( 3.43m MAX x 3.20m MAX )

### Bedroom Two

9' 4" MAX x 10' 6" MAX ( 2.84m MAX x 3.20m MAX )

### Bedroom Three

8' 2" MAX x 10' 4" MAX ( 2.49m MAX x 3.15m MAX )

### Bedroom Four

11' 3" MAX x 10' 6" MAX ( 3.43m MAX x 3.20m MAX )

### Bedroom Five

7' 10" MAX x 6' 7" MAX ( 2.39m MAX x 2.01m MAX )

## Bathroom



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## **Verity View, Leeds**

- FOUR/FIVE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR WC & HOUSE BATHROOM
- DRIVEWAY TO FRONT & REAR GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111026 - 0002

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