



Skelton Road, LEEDS LS9 9EP



welcome to

Skelton Road, LEEDS

This well-presented end-terrace property features a spacious open-plan kitchen and dining area, two comfortable bedrooms, and both front and rear gardens—perfect for relaxing or entertaining. Ideal for first-time buyers or investors, with great potential in a sought-after location.



On the ground floor, you'll find a welcoming hallway leading into a spacious lounge, ideal for relaxing or entertaining. The rear of the property features a modern open-plan kitchen and dining area, with direct access to a utility room and a convenient store, perfect for additional storage. Upstairs, the first floor comprises two well-proportioned bedrooms, a central landing leading to the bathroom.

Ground Floor

Lounge

10' 9" MAX x 16' 4" MAX (3.28m MAX x 4.98m MAX)

Kitchen/Diner

10' 1" MAX x 16' 3" MAX (3.07m MAX x 4.95m MAX)

Utility Room

6' 3" MAX x 14' 1" MAX (1.91m MAX x 4.29m MAX)



First Floor

Bedroom One

16' 4" MAX x 10' 8" MAX (4.98m MAX x 3.25m MAX)

Bedroom Two

13' 4" MAX x 9' 4" MAX (4.06m MAX x 2.84m MAX)

Bathroom



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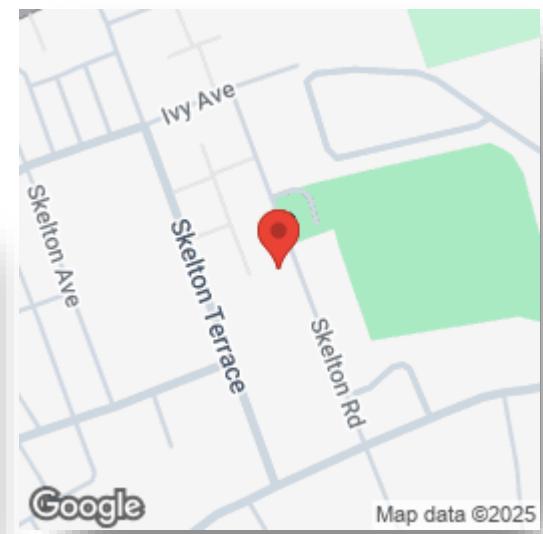
Skelton Road, LEEDS

- END-TERRACE HOUSE
- TWO BEDROOMS
- OPEN-PLAN KITCHEN AND DINING AREA
- USEFUL UTILITY ROOM AND STORAGE SPACE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CGT111078 - 0002

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Please note the marker reflects the postcode not the actual property

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