



**Adwick Place, Leeds LS4 2RA**

**welcome to**

**Adwick Place, Leeds**

A two bed back to back terraced property located in a highly sought after location which provides fantastic access to local amenities and transport links.



### **Adwick Place**

A mid terraced back to back house situated in a popular and sought after location. The accommodation is set over three floors and briefly comprises; lounge, kitchen, two bedrooms and bathroom. Situated in a highly popular and sought after location, this property benefits from easy access to local amenities and transport links to the City Centre and surrounding areas. This property is ideal for first time buyers and investors alike.

### **Lounge**

16' 9" x 11' 4" ( 5.11m x 3.45m )

The front entry door opens in to the lounge, which has a double glazed window to the front elevation.

### **Kitchen**

10' 6" x 5' 4" ( 3.20m x 1.63m )

Fitted with a range of wall and base units with complimentary work surfaces over which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob over and cooker hood above. Integrated washing machine and dish washer. Space for fridge freezer.

### **First Floor Landing**

Stairs rise from the ground floor up to the first floor landing.

### **Bedroom**

13' 10" x 9' 8" ( 4.22m x 2.95m )

A double bedroom with a double glazed window to the front elevation.

### **Bathroom**

Fitted with a white three piece suite comprising; panelled bath with shower over and screen to the side, vanity wash hand basin and low flush wc. Double glazed window to the front elevation.

### **Second Floor**

### **Bedroom**

10' 8" x 11' 4" ( 3.25m x 3.45m )

A second double bedroom with two double glazed windows to the front elevation.

### **Front Garden**

A path leads up to the front door with a garden area to either side, enclosed by stone walling.



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## Adwick Place, Leeds

- Guide Price £180,000 - £190,000
- Back To Back Terrace
- Two Double Bedrooms
- Popular Residential Location
- Access To Local Amenities

Tenure: Freehold EPC Rating: D



Ground Floor



First Floor



Second Floor

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108659 - 0004

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