



Howden Gardens, Leeds LS6 1SH

welcome to

Howden Gardens, Leeds

Three-bedroom mid-terraced property in need of modernisation, ideal for investors. Close to amenities, transport links, and universities, with low-maintenance front and rear yard gardens.



Howden Gardens

This three-bedroom mid-terraced property offers an excellent opportunity for investment, situated in a popular area known for strong rental demand. While the property requires some updating, it has great potential for improvement and value growth. The property is located in a convenient area with excellent access to local amenities, including shops, schools, and leisure facilities. It also benefits from strong transport links, making it easy to reach the city centre, universities, and other key destinations. The interior includes a lounge, second reception room, a kitchen, three bedrooms, family bathroom and separate wc. Outside, the property features easy to maintain yard gardens at both the front and rear, providing low maintenance outdoor spaces.

Lounge

15' 9" x 9' 9" (4.80m x 2.97m)

Having a radiator and window to the rear elevation.

Second Reception Room

16' 5" x 9' 6" (5.00m x 2.90m)

Having two radiators and a double glazed window to the front elevation.

Kitchen

6' 9" x 6' 5" (2.06m x 1.96m)

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Space for cooker and plumbing for washing machine. Double glazed window to the side elevation. A door leads out to the rear garden.

Inner Hallway

The hallway has a storage cupboard and a staircase rises to the first floor landing.

First Floor Landing

Stairs rise from the hallway up to the landing which has two storage cupboards.

Bedroom One

12' 4" x 8' 11" (3.76m x 2.72m)

A double bedroom with a radiator and double glazed window to the rear elevation.

Bedroom Two

6' 7" x 10' 9" (2.01m x 3.28m)

having an integrated wardrobe and a radiator.

Double glazed window to the front elevation.

Bedroom three

9' 4" x 6' 6" (2.84m x 1.98m)

Having a radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a panelled bath with electric shower over and a pedestal wash hand basin. Radiator and double glazed window to the front elevation

Separate Wc

Having a low flush wc and a double glazed window to the front elevation.

Externally

The property benefits from having easy to maintain yards to the front and rear.



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Howden Gardens, Leeds

- Guide Price - £200,000 - £210,000
- Mid Terraced Property
- Three Bedrooms
- Convenient Location
- Great Investment Property

Tenure: Freehold EPC Rating: C

guide price

£200,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HEA108816 - 0004

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