



**Fillingfir Walk, Leeds LS16 5ED**



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## **Fillingfir Walk, Leeds**

This spacious and well-presented two-bedroom property offers the perfect blend of comfort and practicality. Inside, you'll find generous living spaces with ample storage throughout.



### **Entrance/Hall**

Laminate flooring, window to the side, radiator, storage hatch

### **Lounge**

20' 1" max x 10' 2" max ( 6.12m max x 3.10m max )  
Spacious lounge, laminated flooring through out, window to the back and 2 radiators

### **Kitchen**

10' 5" max x 7' 4" max ( 3.17m max x 2.24m max )  
Kitchen was upgraded in 2018, Modern matt kitchen, laminated work tops, electric built in oven, with 4 ring electric hob, , space for freestanding fridge freezer, door to the back garden, boiler on the wall, window to the back , lino flooring, radiator, space for freestanding washine machine.

### **Landing**

Carpeted , window to the side, radiator

### **Bedroom 1**

12' 6" to wardrobe x 8' 8" to wardrobe ( 3.81m to wardrobe x 2.64m to wardrobe )  
Spacious double bedroom, has built in wardrobes , carpeted , 2 windows to the front, has a built in cupboard

### **Bedroom 2**

11' 11" max x 10' 2" max ( 3.63m max x 3.10m max )  
Carpeted, can fit double bed, space for a desk, window to the back, radiator, , built in cupboard storage

### **Bathroom**

Lino flooring, panel bath with shower over head, window to the bank and sink

### **Toilet Room**

Seperate toilet to the bathroom, has lino flooring and window to the side

### **Front & Rear Garden**

Front Garden - Large corner plot , entrance to the street, grass

Rear Garden - Large garden space, shed to the back, bushes to the right  
Parking - Has driveway 1/2 cars



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## **Fillingfir Walk, Leeds**

- GUIDE PRICE £180,000 - £190,000
- Modern 2 Bedroom Property
- Private Driveway
- Large Front & Rear Garden
- Good Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: D

guide price

**£180,000 - £190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108978 - 0002

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