



Laith Road, Leeds LS16 6LF

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welcome to

Laith Road, Leeds

This three-bedroom semi-detached property is a great renovation opportunity, offering carpeted flooring throughout, two spacious double bedrooms, and a single bedroom. Conveniently located with good transport links to Leeds city centre, it's ideal for creating a comfortable family home.



Auctioneer's Comments

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Entrance/Hall

This spacious entrance features carpeted flooring for a warm and inviting feel, complemented by an electric heater to enhance comfort.

Side Porch

This carpeted side porch offers practicality and comfort, featuring built-in storage cupboards for convenience. Windows on both the back and front sides allow natural light to filter in, creating a bright and functional space

Lounge

19' 7" max x 10' 11" max (5.97m max x 3.33m max)

This fairly spacious carpeted lounge offers a cozy and inviting atmosphere, featuring windows at both the front and back for natural light and ventilation. An electric heater adds warmth, making it a comfortable living space.

Kitchen

This carpeted kitchen offers both style and practicality, featuring shaker doors and laminate worktops for a classic touch. A window to the back provides natural light, while tiled walls enhance durability. It includes a free-standing cooker with a four-ring gas hob, a free-standing washing machine, and built-in storage units, making it a functional and convenient space.

Landing

This carpeted landing offers a practical layout, featuring a window to the side for natural light, built-in storage for convenience, and a loft hatch above for easy access.

Bedroom 1

13' 2" max x 8' 6" max (4.01m max x 2.59m max)

This spacious double bedroom features carpeted flooring for comfort, a window to the back that allows natural light, and a built-in cupboard for storage. There's ample space for free-standing furniture, making it a versatile and inviting room.

Bedroom 2

12' 5" max x 10' 11" max (3.78m max x 3.33m max)

This spacious double bedroom features carpeted flooring for comfort, a window to the front allowing natural light, and ample space for free-standing furniture, making it a versatile and inviting room.

Bedroom 3

8' 3" max x 6' 11" max (2.51m max x 2.11m max)

This single bedroom offers a comfortable and practical space, featuring carpeted flooring for warmth, a window to the front allowing natural light, and built-in storage for added convenience.

Bathroom

This wet room-style bathroom is fully tiled throughout, offering a practical and modern finish. It features a walk-in shower with a built-in chair and an electric shower for added convenience. A pedestal sink and toilet complete the essential fittings, while windows to the back and side bring in natural light. A small wall heater ensures warmth, making the space both functional and comfortable.

Downstairs Toilet

This downstairs toilet offers added convenience, featuring essential fittings for practicality and ease of use.

Garden

This property boasts a large and spacious front garden, surrounded by bushes that add a touch of greenery and privacy. A small concrete driveway provides parking space, while an additional driveway to the side enhances accessibility.

The rear garden offers a grassy area, perfect for outdoor enjoyment, alongside a spacious tree that adds character to the landscape. A driveway with concrete slabs ensures practicality, while fencing to the side and back provides a sense of enclosure. An outdoor tap adds extra convenience, making this garden both functional and inviting.



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Laith Road, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Semi-Detached
- Large Front & Rear Garden

Tenure: Freehold EPC Rating: F
Council Tax Band: B

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109191 - 0002

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