



Royal Place, Leeds LS10 2RS

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welcome to

Royal Place, Leeds

This two-bedroom mid-terraced home offers comfortable living with a spacious lounge and plenty of natural light. It features both front and rear gardens, providing outdoor space to enjoy. Well-positioned with great transport links to Leeds city centre



Auctioneer's Comments

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Entrance/Hall

The entrance hall is bright and welcoming, with a large side window and comfortable carpeting. A built-in storage cupboard and coat space offer practicality, while the fuse box is neatly positioned for easy access.

Lounge

14' 5" max x 12' 6" max (4.39m max x 3.81m max)
The spacious lounge offers comfort and warmth, featuring a carpeted floor and an elegant electric fireplace with surround as a focal point. A radiator ensures a cozy atmosphere, while PVC doors at the

back invite natural light and provide easy access to outdoor space.

Kitchen

9' 5" max x 5' 10" max (2.87m max x 1.78m max)
The L-shaped kitchen combines practicality with modern convenience, featuring laminate units and worktops for a sleek finish. A free-standing gas cooker and appliances offer flexibility, while a window at the back brings in natural light. The space includes an extractor fan, a radiator for warmth, and a water meter neatly positioned under the sink for easy access.

Landing

The carpeted landing offers a cozy transition between rooms, with a side window allowing natural light to brighten the space. A radiator ensures warmth, while a built-in airing cupboard houses the boiler, providing practical storage.

Bedroom 1

13' 2" max x 9' 7" max (4.01m max x 2.92m max)
The spacious bedroom offers versatility, with built-in wardrobes providing ample storage and carpeted flooring adding warmth and comfort. A radiator ensures coziness, while a large window at the back invites natural light. There's plenty of room for free-standing furniture, allowing for personalized arrangement.

Bedroom 2

9' 6" max x 6' 10" max (2.90m max x 2.08m max)
This comfortable bedroom features carpeted flooring for warmth and a radiator to ensure coziness. A window at the back allows natural light to brighten the space, while ample room accommodates free-standing furniture and a designated area for a single bed, making it both practical and inviting.

Bathroom

The bathroom features tiled floors and walls, creating a sleek and easy-to-maintain space. A bath with a shower over offers versatility, while a pedestal sink and toilet provide essential functionality. A radiator ensures warmth, and a window at the front brings in natural light

Garden

The private front garden offers a peaceful retreat, fully fenced all around for privacy. A patio area provides space for seating, while grass and gravel add texture and charm. A built-in brick shed offers practical storage.

The rear garden, of decent size, is also fenced all around, creating a secure and secluded space. A shed provides additional storage, and lush plants enhance its appeal. A gate leads to the back path, ensuring easy access while maintaining a lovely, enclosed feel.



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welcome to

Royal Place, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bed Midterraced House
- Good Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109235 - 0002

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