

**Elsham Terrace, Leeds LS4 2RB** 

# welcome to

# **Elsham Terrace, Leeds**

This spacious and light-filled mid-terrace property offers contemporary living in a convenient location. Boasting two generously sized double bedrooms and one single bedroom, the home is perfect for families, professionals, or first-time buyers.













### Lounge

18' 2" max x 10' 7" max ( 5.54m max x 3.23m max ) A spacious, carpeted lounge offering comfort and potential. Featuring a classic gas fire surround (currently disconnected), this room is perfect for cozy evenings or stylish entertaining. A large front-facing window fills the space with natural light, while a radiator ensures warmth and practicality.

#### Kitchen

11' 6" max x 4' 10" max ( 3.51m max x 1.47m max ) A bright and modern kitchen with lino flooring and a front-facing window that welcomes natural light. The stylish shaker-style units are complemented by warm wooden worktops and a contemporary tiled backsplash. Freestanding appliances offer flexibility and convenience in this well-designed space.

#### **Bedroom 1**

18' 3" INTO ALCOVE x 10' 1" INTO ALCOVE ( 5.56m INTO ALCOVE x 3.07m INTO ALCOVE )

A spacious and modern double bedroom featuring a large window to the front, allowing plenty of natural light to fill the room. The space is fully carpeted for comfort and warmth, with ample room for freestanding furniture to suit your personal style. A wall-mounted radiator ensures year-round coziness, making this an ideal retreat for rest and relaxation.

### **Bedroom 2 (2nd Floor) Attic**

12' 11" max x 8' 4" max ( 3.94m max x 2.54m max ) Situated on the second floor in the attic, this spacious double bedroom combines character and comfort. A front-facing window allows natural light to brighten the carpeted interior, while a decorative fire surround adds a charming focal point. The room benefits from a radiator and offers ample space for free-standing furniture, making it a welcoming and functional sleeping area.

## **Bedroom 3 (2nd Floor)**

7' 11"  $\max x$  7' 3"  $\max$  ( 2.41m  $\max x$  2.21m  $\max$  ) A well-proportioned single bedroom with a front-facing window that brings in natural light. The room includes a radiator for comfort and offers space for

free-standing furniture, making it ideal for a child's room, guest space, or additional storage.

#### **Bathroom**

A modern and well-appointed bathroom featuring lino flooring and a panelled bath with shower over. The pedestal sink and toilet are complemented by a wall-mounted boiler and a front-facing window that provides natural light and ventilation. A sleek towel radiator adds both warmth and functionality, making this a stylish and practical space for daily routines.

### **Garden/Parking**

The front garden has a patio area with fencing all around, also has onstreet parking





## **Elsham Terrace, Leeds**

- Guide Price £200,000 £210,000
- 3 Bedroom Midterraced Property
- Modern
- On Street Parking
- Great Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£200,000







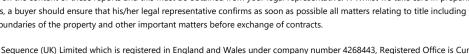
Woodside PI Woodside Ave Barnbrough St **Google** Map data @2025

Please note the marker reflects the postcode not the actual property

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0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk

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