



Estcourt Terrace, Leeds LS6 3EX

welcome to

Estcourt Terrace, Leeds

This mid-terrace property offers versatile living across four floors, including a basement. Featuring six well-proportioned bedrooms, it presents excellent potential throughout—ideal for large families or investors. With a welcoming yard to the front.



The ground floor comprises a welcoming porch leading into a hallway, a bright and spacious lounge positioned at the front of the property, and a well-proportioned bedroom, shower room. Towards the rear, you'll find a modern kitchen with ample storage and workspace. The first floor offers three bedrooms, two WC and a shower room. The top floor features two further bedrooms, landing area and additional WC complete this level. The basement level is a standout feature, offering a large, fully usable space with excellent potential. Whether you envision a home office, gym, playroom, or additional living accommodation, this flexible area provides endless possibilities for development.

Located in a popular residential area, this property is close to local amenities, schools, and transport links, making it a practical and appealing choice. Whether you're looking to create a forever home or invest in a property with strong rental potential, this versatile house offers endless possibilities.

Basement

Ground Floor

Lounge

16' 5" x 13' (5.00m x 3.96m)

Kitchen

14' 4" x 9' 2" (4.37m x 2.79m)

Bedroom One

15' 2" x 11' MAX (4.62m x 3.35m MAX)

Shower Room

First Floor

W/C

Shower Room

Bedroom Two

13' 2" x 8' 2" MAX (4.01m x 2.49m MAX)

Bedroom Three

11' 4" x 11' 10" MAX (3.45m x 3.61m MAX)

Bedroom Four

13' 1" x 9' 8" MAX (3.99m x 2.95m MAX)

W/C

Second Floor

Bedroom Five

16' x 13' 2" (4.88m x 4.01m)

Bedroom Six

11' 8" x 10' 2" (3.56m x 3.10m)



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Estcourt Terrace, Leeds

- GUIDE PRICE £325,000-£350,000
- MID-TERRACE SIX BEDROOM PROPERTY WITH CHARACTER FEATURES
- FOUR FLOORS INCLUDING BASEMENT
- TWO SHOWER ROOMS
- FRONT YARD OFFERING CURB APPEAL

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109320 - 0004

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