



7 Hesketh Terrace, Kirkstall
£239,995

QUIET LOCATION ON A NO THROUGH ROAD -
SPACIOUS THREE DOUBLE BEDROOM TERRACED HOUSE
- HIGH CEILINGS & LARGE ROOMS - FULLY MODERNISED
THROUGHOUT - MODERN FITTED KITCHEN - PARTIALLY
TANKED CELLAR WITH UTILITY ROOM - MODERN HOUSE
BATHROOM - WEST FACING FRONT GARDEN WHICH
HAS BEEN SCREENED & IS A FABULOUS SUN SPOT IN
THOSE SUMMER MONTHS!

With gas central heating and Upvc double glazing this three-bedroom mid terrace property offers great value for money. In move in condition the property is an ideal first time buy. Briefly comprising: Large living room with multi fuel fire and gorgeous revealed brick fireplace, fitted kitchen with contemporary units. To the first floor is the house bathroom which is also modern with white suite and shower above. The master bedroom is simply massive with high ceilings. To the second floor are two further double bedrooms which are excellently proportioned. AN INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS WONDERFUL PROPERTY - EPC RATING D - FULL VIDEO TOUR AVAILABLE

Between Bramley and Headingley is the increasing popular suburb of Kirkstall. Kirkstall has become a hot spot for investors, families and students alike. With plenty of history behind it alongside a growing list of amenities, Kirkstall offers the perfect blend of old and new; making a great home for many residents.

There's so much to do in this area!! Starting with

Cardigan Fields; a complex of restaurants, bars, cinema, bowling and much more, there is something for everyone. A little further down the road Oxygen Free Jumping Trampoline Park is perfect for a rainy day. Whilst a walk round the famous Kirkstall Abbey or a kick about at goals is ideal for a sunnier day.



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

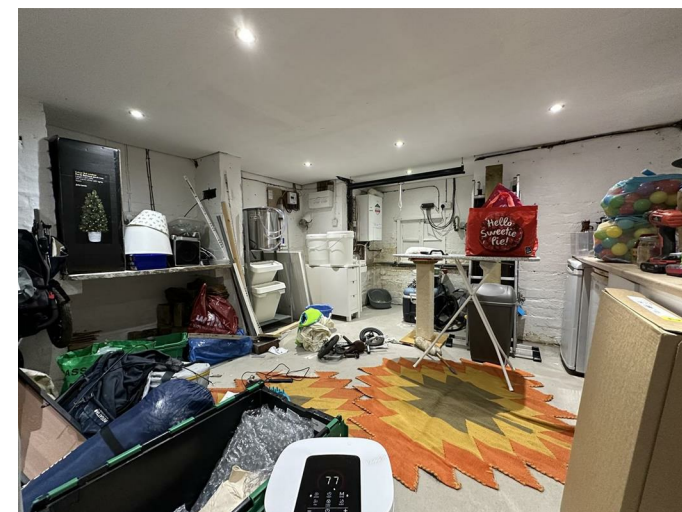
Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



SALES & LETTINGS



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

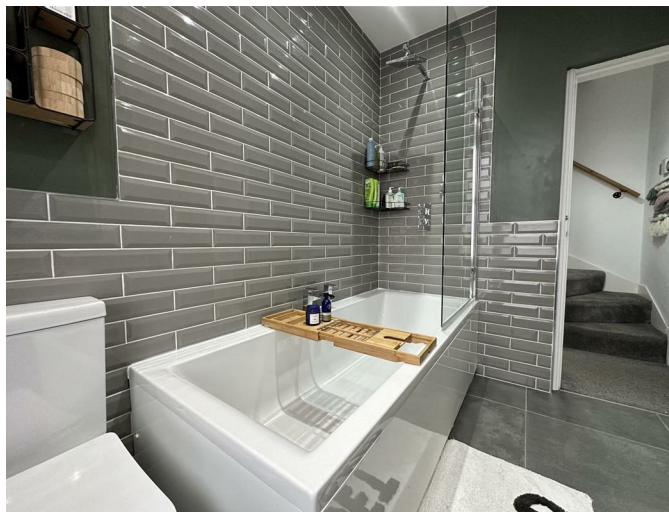
Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



SALES & LETTINGS





ROOF WORKS

Please note that the property has benefitted from a new roof with additional insulation in 2020 (which is under guarantee)

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

RATING D

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE

PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

WATER METER

There is not a water meter in the property

COUNCIL TAX BAND

Band A

TENURE

FREEHOLD

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

PARKING

The parking at the property is on street

PROPERTY CONSTRUCTION

The property is standard construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

