



**Silk Mill Road, Leeds LS16 6PT**

**welcome to**

**Silk Mill Road, Leeds**

Offered with no onward chain - Two double bedroom home with a driveway! Located close to local amenities and transport links. In need of some modernisation, internal viewing is highly recommended.



## **Silk Mill Road**

Offered with no onward chain is this two double bedroom semi-detached home close to local amenities and transport links. The property is in need of some modernisation and would suit a number of buyers with accommodation briefly comprising; Entrance hall, living room, fitted kitchen and downstairs wc. The second floor offers two double bedrooms and the bathroom. Outside the property benefits from a gated driveway, garden to the front and low maintenance paved garden to the rear.

### **Ground Floor**

#### **Entrance Hall**

Door to the front and stairs leading to the first floor

#### **Living Room**

11' 6" max x 14' 9" ( 3.51m max x 4.50m )

A good sized living room with gas fire, radiator and window to the front

#### **Kitchen**

13' 7" x 7' 7" ( 4.14m x 2.31m )

The fitted kitchen features a range of wall and base units, sink with mixer tap, electric oven with gas hob, space for fridge freezer and plumbing for washing machine and tumble dryer, window to the rear.

#### **Downstairs Wc**

A useful downstairs wc with tiled flooring, sink and radiator

#### **Inner Hall**

with side door access and useful understair cupboard

### **First Floor**

#### **Landing**

With stairs from the ground floor, access to the loft, radiator and window to the side

#### **Bedroom One**

14' 7" x 9' ( 4.45m x 2.74m )

A double bedroom with integrated shower, radiator and window to the front

#### **Bedroom Two**

9' 5" x 8' 3" + Recess ( 2.87m x 2.51m + Recess )

A second double bedroom with radiator, integrated wardrobes and window to the rear

#### **Bathroom**

The part tiled bathroom comprises; Corner bath with shower attachment, wc, wash basin, radiator and window to the rear.

#### **Outside**

The front of the property benefits from a gated driveway allowing ample off street parking. There is a garden laid to lawn with hedge borders.

The rear offers low maintenance paved gardens

#### **Agents Note**

This property is non-standard construction - we suggest that the type and style is checked by your legal representative



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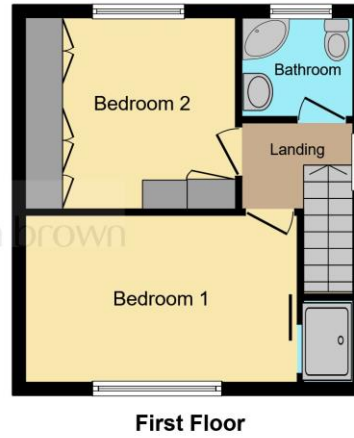
welcome to

## Silk Mill Road, Leeds

- Two Bedroom Semi-detached
- Driveway to the Front
- Low Maintenance Gardens
- Offered with NO CHAIN
- In Need of Modernisation

Tenure: Freehold EPC Rating: D

# £190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
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