



Nursery Lane, Leeds LS17 7HW

welcome to

Nursery Lane, Leeds

A well-presented two double bedroom mid-terrace home offering generously sized and well-proportioned rooms. This property features a spacious open-plan lounge/diner, a modern kitchen, front & rear gardens. This home is offered with no onward chain, presenting a fantastic opportunity to move quickly.



Nursery Lane Ground Floor Living Room

19' 2" Max x 12' Max (5.84m Max x 3.66m Max)

A spacious, bright and airy room with ceiling spotlights, radiator and a large window to the front allowing a good amount of natural light to flow through. The stairs to the first floor lead off this room.

Kitchen/Diner

7' 9" Max x 12' Max (2.36m Max x 3.66m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances. A stable door to the rear gives access to the garden. Additionally the room benefits from underfloor heating.

First Floor Bedroom One

10' 6" Max x 12' Max (3.20m Max x 3.66m Max)

A double bedroom positioned to the front elevation with space for free standing furniture and solid bamboo wood flooring.

Bedroom Two

8' Max x 12' Max (2.44m Max x 3.66m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture and solid bamboo wood flooring.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, wc and chrome heated towel rail.

Outbuildings

A single detached garage, perfect for storage or secure parking.

External

To the front of the property there is a lawn with mature hedges and shrubs bordering. To the rear is a low maintenance garden with a decked seating area

and a rear access gate.



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Nursery Lane, Leeds

- ****GUIDE PRICE £230,000 - £240,000****
- Vacant Property Ready To Move Into
- Single Garage
- Two Double Bedrooms
- Central Heating & Double Glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106839 - 0003

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