



Darley Avenue, Leeds LS10 3UB

welcome to

Darley Avenue, Leeds

A perfect starter home or investment opportunity, TWO bedroom MID THROUGH TERRACE, spacious living room and separate kitchen, two double bedrooms and house bathroom. GARDENS to the front and rear and a SINGLE GARAGE.

##Invalid Field Name##

Entrance Porch

uPVC double glazed door to the front and further door leading into the living room.

Living Room

19' x 11' 7" into recess (5.79m x 3.53m into recess)
uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the kitchen.

Kitchen

7' 4" x 11' 8" (2.24m x 3.56m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven, gas hob (currently not in working order), extractor fan, space for washing machine, tumble dryer and fridge/freezer, gas central heating boiler, uPVC double glazed window and door to the rear.

First Floor Landing

Loft access which is part boarded and access to both bedrooms and house bathroom.

Bedroom One

10' 11" into recess x 11' 8" (3.33m into recess x 3.56m)
uPVC double glazed window to the rear, storage cupboard.

Bedroom Two

8' 8" x 11' 7" (2.64m x 3.53m)
uPVC double glazed window to the front, wall heater.

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower, low level flush WC, wash hand basin, part tiled walls.

Exterior

Lawn garden to the front with pathway leading to the front door and to the rear is paved garden with both fence and hedge boundaries and a single garage with up and over door.





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welcome to

Darley Avenue, Leeds

- Two bedroom mid through terrace accommodation
- Perfect starter home
- Separate kitchen and living room
- Two double bedrooms
- Gardens to front and rear

Tenure: Freehold EPC Rating: D

offers over

£130,000



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:
MLY110350 - 0005

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