



Throstle Road,Leeds LS10 4HF

welcome to

Throstle Road, Leeds

PERFECT FTB/YOUNG FAMILY HOME, TWO DOUBLE BEDROOM SEMI DETACHED with ENCLOSED REAR GARDEN, MODERN and WELL PRESENTED throughout, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, HOUSE BATHROOM, DRIVEWAY to the side.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the kitchen.

Kitchen

12' x 9' 10" (3.66m x 3.00m)

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 fridge freezer, electric oven with gas hob and fitted extractor fan, gas central heating radiator, uPVC double glazed window to the front. Doors leading to the downstairs WC and living room.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator.

Living Room

11' 11" into recess x 12' 11" (3.63m into recess x 3.94m)
uPVC double glazed French doors leading out to the rear garden, gas central heating radiator.

First Floor Landing

Gas central heating radiator, loft access and access to both bedrooms and the bathroom.

Bedroom One

8' 9" x 11' 3" plus wardrobe (2.67m x 3.43m plus wardrobe)

A double bedroom with uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobes.

Bedroom Two

10' 2" x 13' (3.10m x 3.96m)

A double room with uPVC double glazed window to

the front, gas central heating radiator and over stairs storage cupboard.

Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, gas central heating radiator, part tiled walls and uPVC double glazed window to the side.

Exterior

Driveway to the side, enclosed tiered garden to the rear with lawn and patio areas and having fence boundaries.





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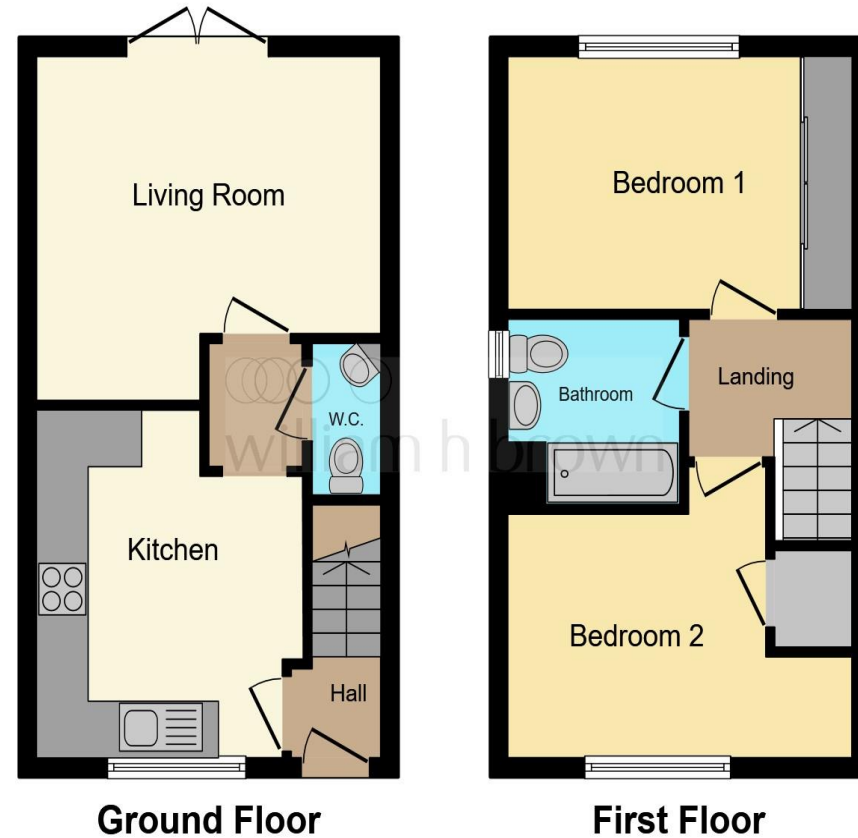
Throstle Road, Leeds

- Two bedroom semi detached accommodation
- Enclosed rear garden
- Perfect FTB/young family home
- Two double bedrooms
- Downstairs WC

Tenure: Freehold EPC Rating: B

offers in the region of

£190,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
MLY110138 - 0002

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