



**Flaxton Street, Leeds LS11 6DH**

**welcome to**

## **Flaxton Street, Leeds**

Situated on a corner plot position is this THREE bedroom END TERRACE accommodation, with GARDENS to three sides and ON STREET PARKING, TWO RECEPTION ROOMS, FITTED KITCHEN, plenty of storage and a HOUSE BATHROOM. Total floor area 85 square metres.

### **Entrance Porch**

uPVC double glazed door to the front, double glazed door to the side and further sliding door and door leading into the hallway.

### **Entrance Hall**

Storage cupboards, stairs leading to the first floor landing with downstairs storage. Access into the downstairs WC, living room and kitchen.

### **Downstairs Wc**

Having a low level flush WC and wash hand basin.

### **Kitchen**

12' MAX x 8' 7" ( 3.66m MAX x 2.62m )

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 with electric hob and fitted extractor fan, space for fridge freezer, dishwasher and washing machine, gas central heating radiator, uPVC double glazed window to the front and French doors leading into the dining room.

### **Living Room**

11' 5" x 11' 2" ( 3.48m x 3.40m )

uPVC double glazed window to the rear, gas central heating radiator, door leading through to the dining room.

### **Dining Room**

11' 4" x 6' 11" ( 3.45m x 2.11m )

uPVC double glazed French doors leading out to the rear, gas central heating radiator, French doors leading into the kitchen and door leading into the living room.

### **First Floor Landing**

Storage cupboard, further cupboard housing the gas central heating boiler, loft access. Access into all three bedrooms and the house bathroom.

### **Bedroom One**

14' 4" x 8' 5" ( 4.37m x 2.57m )

uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Two**

11' 6" x 9' 8" ( 3.51m x 2.95m )

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.

### **Bedroom Three**

5' 8" x 9' 11" ( 1.73m x 3.02m )

uPVC double glazed window to the front, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the front.

### **Outside Workshop/Storage**

Great additional space or storage use with double glazed window and doors to the front and rear and having power and lighting.

### **Exterior**

Gardens to three sides with paved, graveled and artificial lawn areas, all with fence boundaries and gated access.







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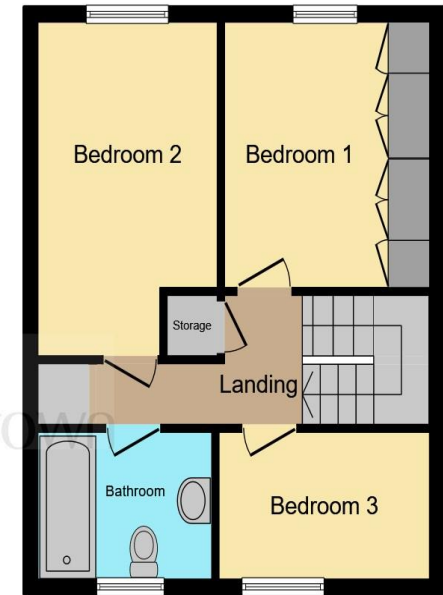
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## Flaxton Street, Leeds

- Three bedroom end terrace accommodation
- Corner plot position
- Gardens to three sides
- Two reception rooms
- On street parking

Tenure: Freehold EPC Rating: C

**£165,000**



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