



Longroyd Grove, Leeds LS11 5HQ

welcome to

Longroyd Grove, Leeds

PERFECT FTB/INVESTMENT opportunity, TWO bedroom mid through terrace, LIVING ROOM, separate KITCHEN, BASEMENT CELLAR, two first floor bedrooms and HOUSE BATHROOM, LOFT accommodation and an ENCLOSED YARD area.

Living Room

11' 3" x 12' 1" into recess (3.43m x 3.68m into recess)
Wooden door and uPVC double glazed window to the front, gas central heating radiator and access through to the kitchen.

Kitchen

11' 4" x 12' 1" (3.45m x 3.68m)
Sink and drainer with mixer tap, space for washing machine and fridge freezer, gas central heating radiator, uPVC double glazed window to the rear, single glazed door to the rear, stairs leading to the basement cellar and stairs leading to the first floor landing.

Basement Cellar

Ideal for storage, houses the gas central heating boiler.

First Floor Landing

Access to both bedrooms and the house bathroom.
Storage cupboard and stairs leading to the loft room.

Bedroom One

11' 4" x 12' 1" MAX (3.45m x 3.68m MAX)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

8' 10" x 7' (2.69m x 2.13m)
uPVC double glazed window to the rear, gas central heating radiator.

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, uPVC double glazed window to the rear.

Second Floor Loft Room One

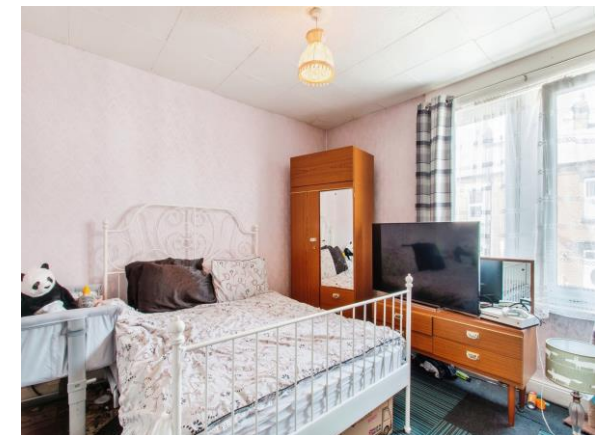
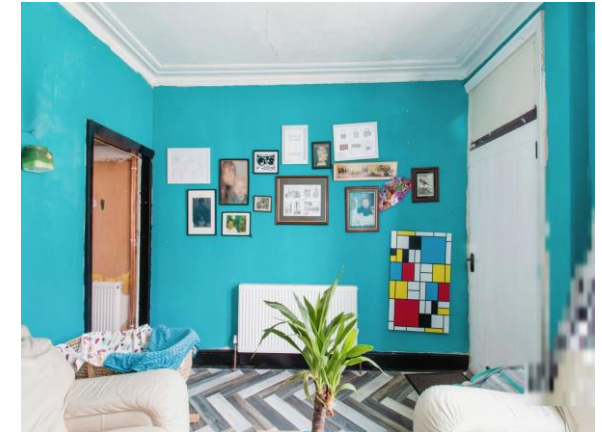
10' 11" x 12' 1" (3.33m x 3.68m)
Gas central heating radiator.

Second Floor Loft Room Two

7' 11" x 12' (2.41m x 3.66m)
Gas central heating radiator.

Exterior

Enclosed yard area with wall boundaries.





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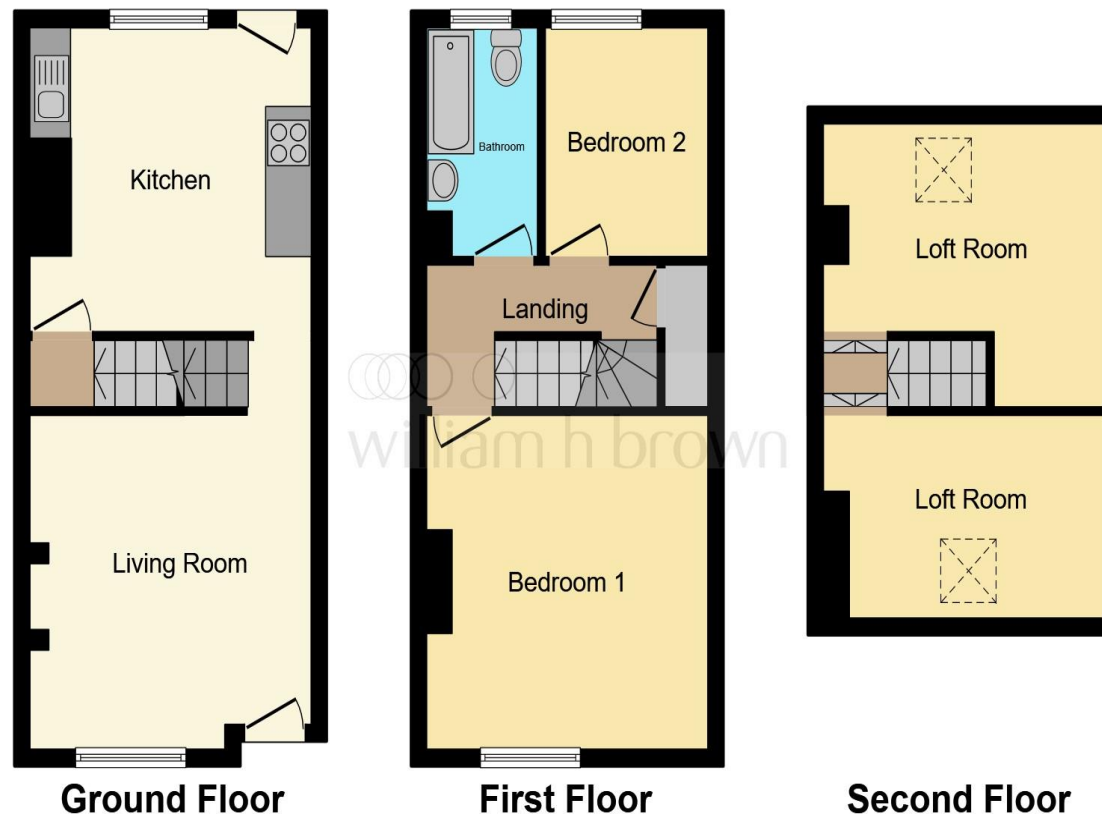
Longroyd Grove, Leeds

- Two bedroom
- Ideal first-time buy or investment
- Good transport links
- Close to local shops, Leeds City Centre and White Rose Centre
- Loft Accommodation

Tenure: Freehold EPC Rating: D

offers over

£120,000



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:
MLY110591 - 0004

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