



**Rydall Terrace, Leeds LS11 9LD**

**welcome to**

## **Rydall Terrace, Leeds**

DELIGHTFUL and WELL PRESENTED TWO bedroom MID BACK to BACK TERRACE, PERFECT FTB HOME, FITTED KITCHEN, LIVING ROOM, BASEMENT CELLAR with WC and UTILITY ROOM, TWO BEDROOMS, HOUSE BATHROOM and second floor landing space. Easy to maintain ENCLOSED YARD AREA with OUTBUILDING.

### **Living Room**

13' 10" x 12' 5" into recess ( 4.22m x 3.78m into recess )  
Composite double glazed door to the front, uPVC double glazed window to the front, gas central heating radiator, door leading to the first floor landing and open access into the kitchen with a brick arched feature.

### **Kitchen**

10' 9" x 5' 4" ( 3.28m x 1.63m )  
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, part tiled walls, electric oven and hob, fitted extractor fan, space for a fridge freezer, integrated dishwasher, uPVC double glazed window to the front, door leading to the cellar.

### **Cellar**

13' 3" x 12' 5" ( 4.04m x 3.78m )  
Wooden door to the front, uPVC double glazed window to the front, gas central heating radiator and access to the WC and utility room.

### **Lower Ground Utility Room**

8' 6" x 5' 3" ( 2.59m x 1.60m )  
uPVC double glazed window to the front, two storage cupboards, space for washing machine and tumble dryer.

### **Lower Ground Wc**

Having a low level flush WC, wash hand basin, uPVC double glazed window to the front.

### **First Floor Landing**

Access to bedroom one and the house bathroom.  
Stairs leading to the second floor landing.

### **Bedroom One**

14' x 11' 1" into recess ( 4.27m x 3.38m into recess )  
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, gas central heating boiler, gas central heating radiator, uPVC double glazed window to the front.

### **Second Floor Landing**

9' 10" x 6' 1" ( 3.00m x 1.85m )  
Double glazed skylight to the front, useful space which could be used for a study or storage space.

### **Bedroom Two**

9' 9" x 12' ( 2.97m x 3.66m )  
uPVC double glazed window to the front, gas central heating radiator, eaves storage.

### **Exterior**

Easy to maintain yard area with an outhouse which has door and double glazed windows to the side.





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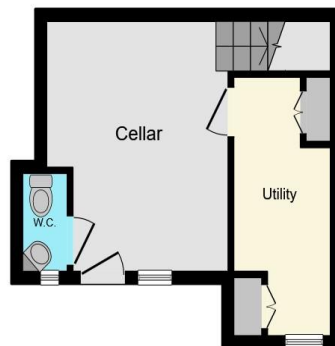
## Rydall Terrace, Leeds

- Two bedroom mid back to back terrace
- Perfect FTB home
- Basement cellar/WC/utility room
- Enclosed easy to maintain yard area
- Well presented throughout

Tenure: Freehold EPC Rating: D

offers over

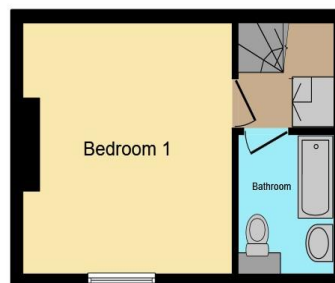
**£115,000**



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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Property Ref:  
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