



**Staithe Gardens, Leeds LS10 3NA**

**welcome to**

**Staithe Gardens, Leeds**

PERFECT FTB/YOUNG FAMILY/INVESTMENT OPPORTUNITY, NO ONWARD CHAIN, LOUNGE, KITCHEN, HOUSE BATHROOM, GARDEN AREAS to the FRONT and REAR. GOOD ACCESS to MOTORWAY LINKS.



### **Entrance Hall**

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

### **Lounge**

16' 7" x 12' 10" plus recess ( 5.05m x 3.91m plus recess )  
uPVC double glazed window and door to the rear,  
gas central heating radiator, gas feature fire.

### **Kitchen**

6' 7" x 10' ( 2.01m x 3.05m )

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, space for washing machine, oven and fridge freezer and a uPVC double glazed window to the front.

### **First Floor Landing**

Loft access, storage cupboard and doors leading to all three bedrooms and the house bathroom.

### **Bedroom One**

12' x 9' 11" ( 3.66m x 3.02m )

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

### **Bedroom Two**

10' 10" x 8' 9" ( 3.30m x 2.67m )

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

### **Bedroom Three**

6' 1" x 7' 1" ( 1.85m x 2.16m )

uPVC double glazed window to the rear.

### **House Bathroom**

Having a walk-in shower with an electric shower, low level flush WC, wash hand basin, part tiled walls, uPVC double glazed window to the front.

### **Exterior**

Gated access to the front with a pathway and graveled area and to the rear is paved patio area with fence boundaries.



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## **Staithe Gardens, Leeds**

- Three bedroom mid terrace home
- Perfect FTB/young family/investment
- No onward chain
- Garden area to the front and rear
- Good access to motorway links

Tenure: Freehold EPC Rating: D

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLY110812 - 0006

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