



**Salamanca Court, Leeds LS10 3BF**

**welcome to**

## **Salamanca Court, Leeds**

A PERFECT FTB/YOUNG FAMILY HOME having a SPACIOUS KITCHEN/DINER, LIVING ROOM, DOWNSTAIRS WC, THREE BEDROOMS, HOUSE BATHROOM, DRIVEWAY to the front and an ENCLOSED LAWNED GARDEN to the rear. The property also benefits from FITTED SOLAR PANELS.

### **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 living room.

### **Living Room**

14' x 12' 9" into recess ( 4.27m x 3.89m into recess )  
uPVC double glazed window to the front, gas central heating radiator and door leading through to the kitchen/diner.

### **Kitchen/Diner**

14' x 16' 3" ( 4.27m x 4.95m )  
A spacious room having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, space for a washing machine, oven and fridge freezer, gas central heating radiator, storage cupboard housing the gas central heating boiler, uPVC double glazed window and door to the rear. Door leading into the downstairs WC.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, chrome heated towel rail.

### **First Floor Landing**

Loft access and access to all three bedrooms and the house bathroom.

### **Bedroom One**

15' 11" x 9' 2" ( 4.85m x 2.79m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

12' 2" x 9' 2" MAX ( 3.71m x 2.79m MAX )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

8' 6" x 8' 10" ( 2.59m x 2.69m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

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

### **Exterior**

Driveway to the front with gated access and to the rear is a lawned garden with fence boundaries. The property also benefits from fitted solar panels, for more information please contact the agent.







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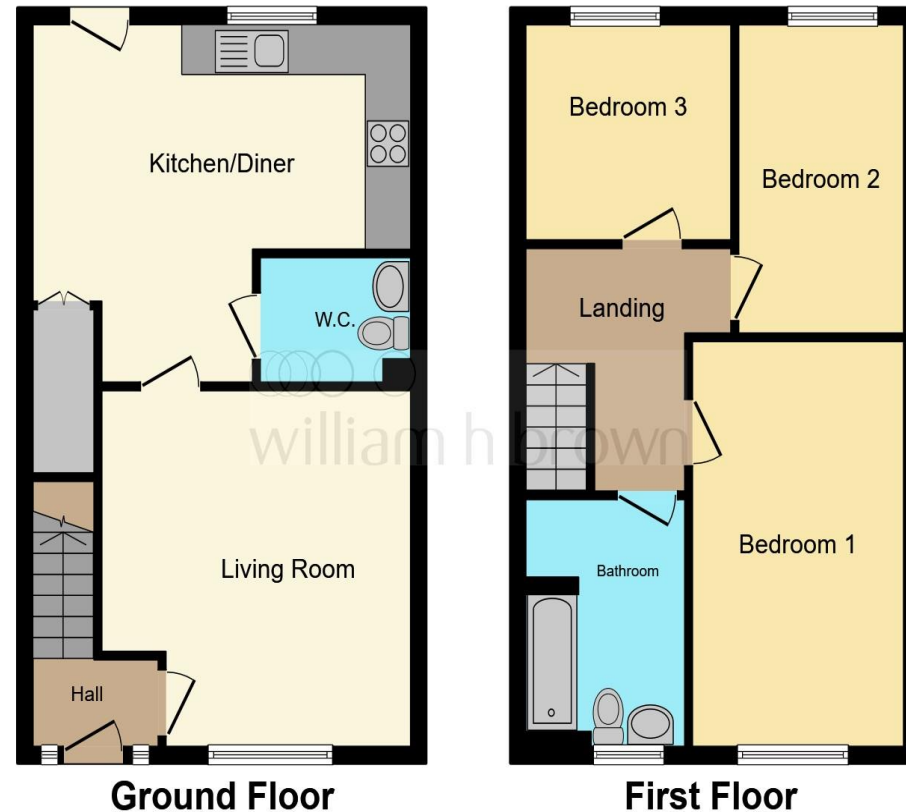
## Salamanca Court, Leeds

- Three bedroom mid town house
- Perfect FTB/Young family home
- Spacious kitchen/diner
- Downstairs WC
- Driveway and rear lawned garden

Tenure: Freehold EPC Rating: A

offers in the region of

**£190,000**



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](http://www.focalagent.com)

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Property Ref:  
MLY110889 - 0004

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