



**Rydall Street, Leeds LS11 9LF**

**welcome to**

## **Rydall Street, Leeds**

PERFECT FTB/INVESTMENT OPPORTUNITY, NO ONWARD CHAIN, TWO bedroom MID BACK to BACK TERRACE set over three floors and having good access to Leeds City Centre.

### **Living/Kitchen**

13' 10" x 18' 4" into recess ( 4.22m x 5.59m into recess )  
Double glazed door to the front, two uPVC double glazed windows to the front, kitchen area having wall and base units with work surfaces over, sink and drainer with mixer tap, electric oven with gas hob and fitted extractor fan, space for a fridge freezer, cupboard housing the gas central heating boiler, stairs leading to the lower ground and stairs leading to the first floor landing.

### **Lower Ground Bathroom**

Having a three piece bathroom suite comprising of a bath with taps, low level flush WC, part tiled walls, gas central heating radiator, uPVC double glazed window to the front.

### **Storage Space**

13' 9" x 5' 9" ( 4.19m x 1.75m )  
Window to the front, gas central heating radiator.

### **First Floor Landing**

Storage cupboard and access to both bedrooms.

### **Bedroom One**

14' 4" x 10' 10" MAX ( 4.37m x 3.30m MAX )  
Double glazed window to the front, gas central heating radiator and access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, part tiled walls.

### **Bedroom Two**

8' 5" x 7' ( 2.57m x 2.13m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Exterior**

Enclosed garden area to the front with paved and graveled areas with fence boundaries.







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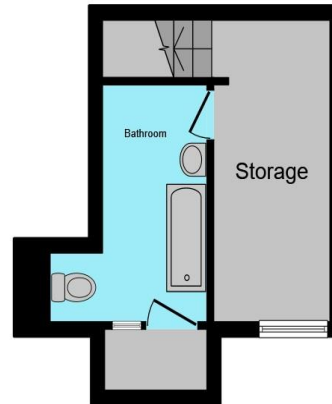
## Rydall Street, Leeds

- Two bedroom mid back to back terrace
- Perfect FTB/Investment opportunity
- Set over three floors
- Enclosed garden to the front
- Good access to Leeds City Centre

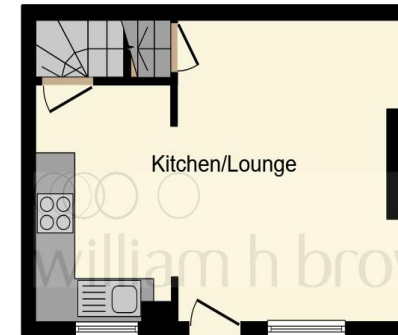
Tenure: Freehold EPC Rating: D

offers in the region of

**£120,000**



Lower Ground Floor



Ground Floor



First Floor

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Property Ref:  
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