



**Westbury Place North, Leeds LS10 3DE**

**welcome to**

## **Westbury Place North, Leeds**

PERFECT FTB/YOUNG FAMILY/INVESTMENT opportunity, THREE bedroom MID THROUGH TERRACE with GARDENS to front and REAR, LIVING ROOM, KITCHEN/DINER, HOUSE BATHROOM and ON STREET PARKING. Good access to motorway links.

### **Entrance Hall**

uPVC 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**

12' 10" x 12' 1" ( 3.91m x 3.68m )

uPVC double glazed bay window to the front, gas central heating radiator, electric fire and open access through to the kitchen/diner.

### **Kitchen/Diner**

9' 9" MAX x 12' 1" MAX ( 2.97m MAX x 3.68m MAX )

Having a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, gas oven and gas hob, part tiled walls, space for a washing machine and fridge, uPVC double glazed window and door to the rear.

### **First Floor Landing**

Access to all three bedrooms, house bathroom and loft access.

### **Bedroom One**

11' 9" x 10' 9" ( 3.58m x 3.28m )

uPVC double glazed window and gas central heating radiator.

### **Bedroom Two**

9' x 11' 3" ( 2.74m x 3.43m )

uPVC double glazed window and gas central heating radiator.

### **Bedroom Three**

8' 9" x 6' 6" ( 2.67m x 1.98m )

uPVC double glazed window and 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, part tiled walls, uPVC double glazed window.

### **Exterior**

Pathway leading to the front door with paved area and wall boundary and to the rear is a lawned garden with paved area, outside tap, with wall and fence boundaries and access to internal storage cupboard. Shared ginnel with neighbouring property giving access to the rear.





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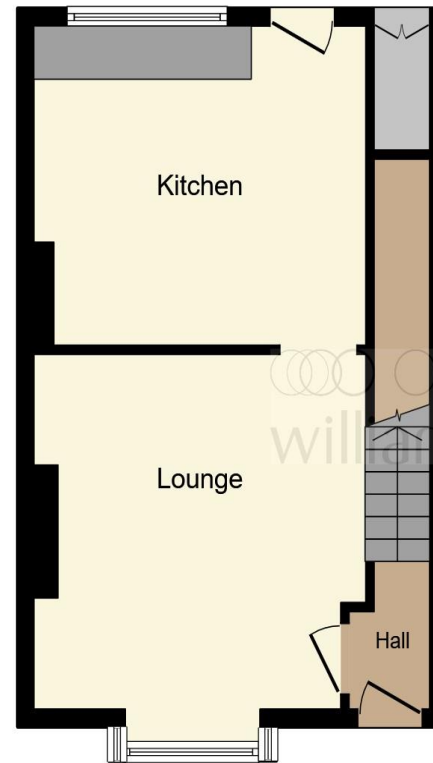
## **Westbury Place North, Leeds**

- Three bedroom mid through terrace accommodation
- Perfect FTB/young family/investment
- Gardens to front and rear
- Kitchen/diner
- Good access to motorway links

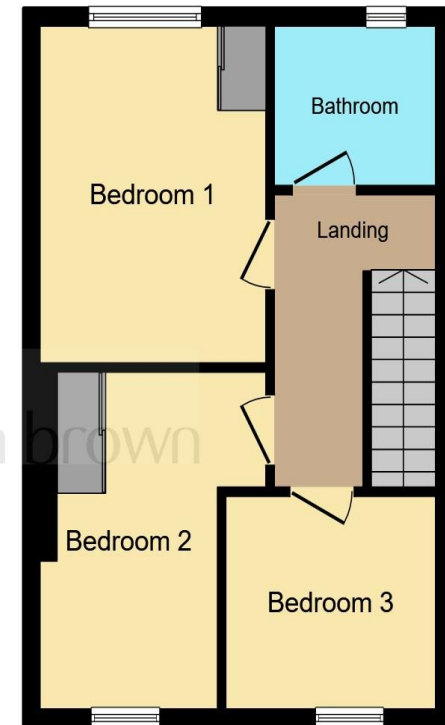
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£150,000**



**Ground Floor**



**First Floor**

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