

**Woodview Terrace, Leeds LS11 6LF**

**welcome to**

## **Woodview Terrace, Leeds**

**\*\* TO BE SOLD with SITTING TENANTS \*\*** PERFECT INVESTMENT OPPORTUNITY to purchase this TWO bedroom end terrace accommodation, situated in Leeds 11 and having great access into Leeds City Centre.

### **Living Room**

13' 1" x 12' 11" ( 3.99m x 3.94m )

uPVC double glazed door and window to the front, gas central heating radiator, access to the staircase and door leading through to the kitchen.

### **Kitchen**

10' MAX x 6' 9" ( 3.05m MAX x 2.06m )

Has a fitted kitchen with a range of base units with work surfaces over, incorporating sink and drainer with mixer tap, electric oven, induction hob, space for a washing machine and fridge freezer, gas central heating boiler, uPVC double glazed window to the front and access to the cellar.

### **First Floor Landing**

Access to bedroom one and the house bathroom.

Stairs leading to bedroom two.

### **Bedroom One**

13' 1" MAX x 12' 10" ( 3.99m MAX x 3.91m )

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

### **Bathroom**

A three piece bathroom suite comprising of bath with bath with taps and shower over, low level flush WC, wash hand basin, extractor fan, tiled walls, gas central heating radiator, uPVC double glazed window to the front.

### **Second Floor Bedroom Two**

8' 10" x 18' 3" MAX ( 2.69m x 5.56m MAX )

uPVC double glazed window, gas central heating radiator.





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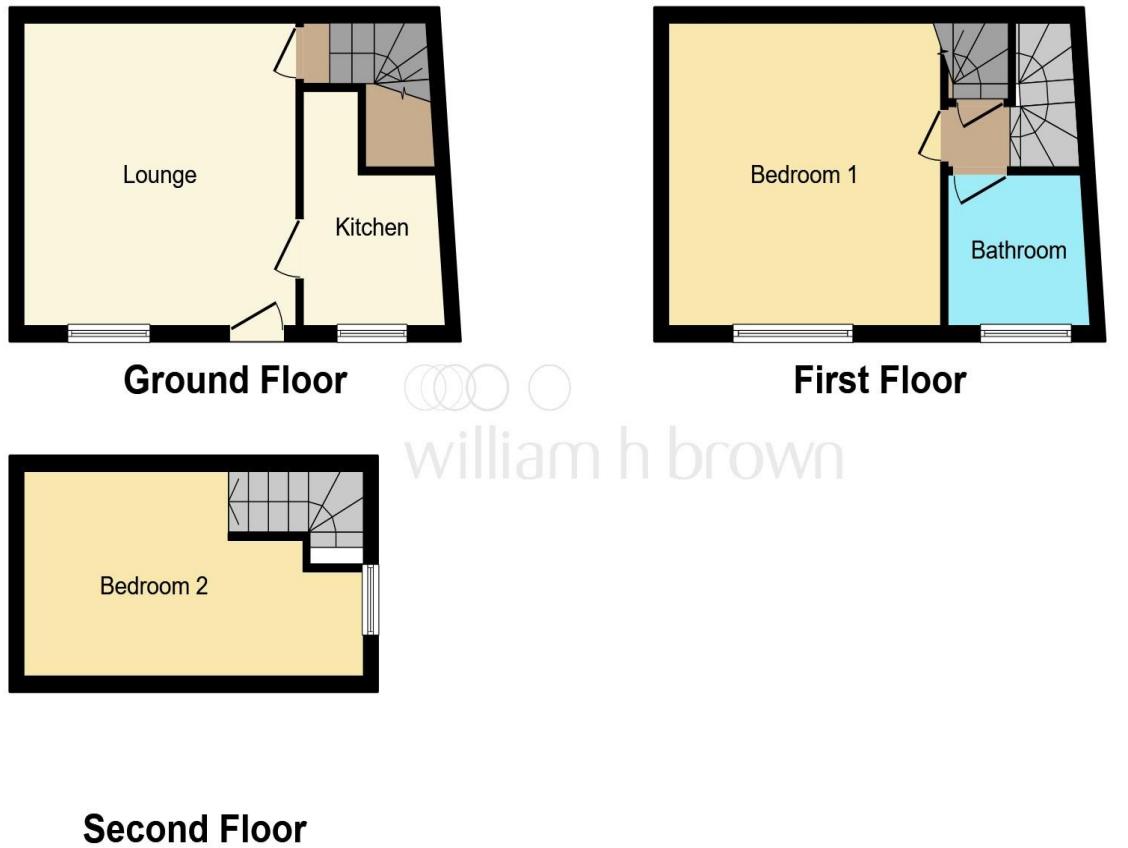
## Woodview Terrace, Leeds

- Two bedroom end terrace accommodation
- Perfect investment opportunity
- To be sold with sitting tenants
- Good access to Leeds City Centre
- Separate kitchen & basement cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£115,000**



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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