



Nineveh Gardens, Leeds LS11 9QF

welcome to

Nineveh Gardens, Leeds

NO ONWARD CHAIN, IDEAL FTB/INVESTMENT opportunity, TWO BEDROOM MID THROUGH TERRACE, GARDENS to front and rear, FITTED KITCHEN, LIVING ROOM, TWO BEDROOMS, HOUSE BATHROOM, SEPARATE WC. Good access to motorway links.



Entrance Hall

uPVC double glazed door to the front, gas central heating radiator (not tested.)

Lounge

15' 8" x 9' 5" (4.78m x 2.87m)

uPVC double glazed windows to the front and rear, gas central heating radiator (not tested.)

Kitchen

15' 8" x 13' 2" (4.78m x 4.01m)

Has a fitted kitchen with wall and base units, space for appliances, breakfast bar, gas central heating radiator (not tested) uPVC double glazed windows to the front and rear, uPVC double glazed door to the rear.

First Floor Landing

uPVC double glazed window to the rear, two storage cupboards, loft access. Access to both bedrooms.

Bedroom One

12' 5" x 12' 9" MAX (3.78m x 3.89m MAX)

uPVC double glazed window to the front, gas central heating radiator (not tested.)

Bedroom Two

9' 6" x 10' 8" to wardrobe (2.90m x 3.25m to wardrobe)

uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator (not tested.)

House Bathroom

A three piece bathroom suite comprising of bath with shower over, wash hand basin, gas central heating radiator (not tested) uPVC double glazed window to the rear.

Separate Wc

Low level flush WC, uPVC double glazed window to the rear.

Exterior

On street parking, lawned and paved garden to the front with external storage and to the rear is a lawned and paved garden with storage shed.



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Nineveh Gardens, Leeds

- Two bedroom mid through terrace
- Gardens to both front and rear
- No onward chain
- Ideal investment opportunity
- Good access to motorway links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLY111515 - 0006

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