



**Longroyd Grove, Leeds LS11 5HF**

welcome to

## Longroyd Grove, Leeds

TWO BEDROOM MID BACK to BACK TERRACE, PERFECT FTB/INVESTMENT OPPORTUNITY, GOOD ACCESS to LEEDS CITY CENTRE, SET OVER FOUR FLOORS with a MODERN BASEMENT KITCHEN and BATHROOM. ENCLOSED YARD AREA to the front.

### Entrance Hall

Door to the front, stairs leading to the first floor landing and door leading into the living room.

### Living Room

14' MAX x 11' 10" into recess ( 4.27m MAX x 3.61m into recess )

uPVC double glazed window to the front, gas central heating radiator. Stairs leading to the basement kitchen.

### Exterior

Enclosed yard area to the front. On street parking.



### Basement Kitchen

13' 9" x 13' 1" MAX ( 4.19m x 3.99m MAX )

Has a fully fitted modern kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for appliances, gas central heating radiator, storage cupboard, uPVC double glazed windows and door to the front.

### Basement Bathroom

A four piece bathroom suite comprising of a bath, shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side.



### First Floor Landing

Access to bedroom two. Stairs leading to bedroom one.

### Bedroom Two

13' 5" x 7' 9" from recess ( 4.09m x 2.36m from recess )

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

### Second Floor Bedroom One

9' 7" MAX x 16' 2" ( 2.92m MAX x 4.93m )

Double glazed wooden skylight, gas central heating radiator, eaves storage space.



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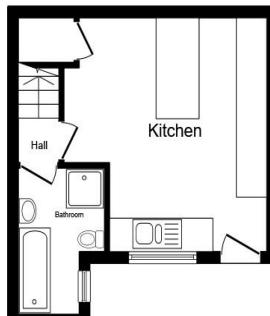
- Two bedroom mid terrace accommodation
- Set over four floors
- Basement kitchen and bathroom
- Great FTB/investment opportunity
- Good access to motorway links

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in the region of

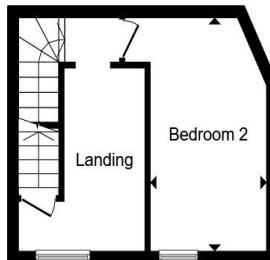
**£125,000**



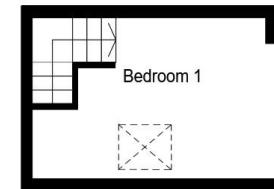
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 76.9 m<sup>2</sup> (828 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
MLY111518 - 0003

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