



Cardinal Square, Leeds LS11 8HS

welcome to

Cardinal Square, Leeds

NO ONWARD CHAIN, TWO bedroom END THROUGH TERRACE, DRIVEWAY and GARAGE, SPACIOUS LAWNED REAR GARDEN, LIVING ROOM, KITCHEN, CONSERVATORY with WC, WET ROOM. Close proximity to White Rose Shopping Centre and good access to Leeds City Centre.

Auctioneer's Comments

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Entrance Hall

Aluminum framed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

Living Room

15' x 12' 4" (4.57m x 3.76m)
uPVC double glazed window to the front, electric

fire, gas central heating radiator. Door leading into the kitchen.

Kitchen

6' 5" x 15' 8" (1.96m x 4.78m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for oven, fridge freezer and washing machine, understairs storage cupboard, uPVC double glazed window to the rear. Door leading into the conservatory.

Conservatory

8' 9" x 10' (2.67m x 3.05m)

uPVC double glazed windows, gas central heating radiator, sliding door leading to a WC, uPVC double glazed patio doors leading out to the rear garden.



First Floor Landing

Loft access and access to both bedrooms and the house bathroom.

Bedroom One

11' 4" MAX x 15' 8" MAX (3.45m MAX x 4.78m MAX)

Two uPVC double glazed windows to the front, gas central heating radiator, fitted wardrobes.



Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

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

Wet Room

Shower, low level flush WC, wash hand basin, gas central heating radiator, tiled walls, gas central heating radiator.



Exterior

Garden to the front, driveway to the side, leading to a single garage. Gated access to the spacious rear lawned garden with paved area and having fence and hedge boundaries, perfect space for all the family to enjoy.



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Cardinal Square, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom end terrace accommodation
- Spacious lawned garden to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Total floor area 70.5 m² (759 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

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Property Ref:
MLY111251 - 0002

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