





welcome to

Sissons Grove, Leeds

Appealing to owner occupiers and INVESTORS, THREE bedroom END TERRACE accommodation, LIVING ROOM, FITTED KITCHEN, DOWNSTAIRS BATHROOM and SEPARATE WC, THREE first floor BEDROOMS. GARDENS to both front and rear. The property is currently rented and the tenant is paying £847.69 pcm.













Entrance Hall

uPVC double glazed door to the front.

Downstairs Wc

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

Kitchen

A fitted kitchen with a sink and drainer, space for an oven, fridge freezer and washing machine, uPVC double glazed window to the rear and uPVC double glazed door to the side.

Living Room

15' 3" x 13' 7" (4.65m x 4.14m) uPVC double glazed window to the front, gas central heating radiator.

Downstairs Bathroom

Bath with taps and shower over, part tiled walls, uPVC double glazed window to the rear.

First Floor Landing

uPVC double glazed window to the side, loft access which is part boarded. Access to all bedrooms.

Bedroom One

9' 8" x 16' 8" (2.95m x 5.08m)

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

Bedroom Two

11' 8" x 8' 5" ($3.56m \times 2.57m$) uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

 8° 3" x 7' 11" (2.51 m x 2.41 m) uPVC double glazed window to the rear, gas central heating radiator.

Exterior

Gardens to both front and rear.

Please Note:

The tenant is currently paying £847.69 pcm.





welcome to

Sissons Grove, Leeds

- Three bedroom end terrace accommodation
- Appealing to owner occupiers and investors
- Gardens to front and rear
- Downstairs bathroom & WC
- Good access to motorway links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

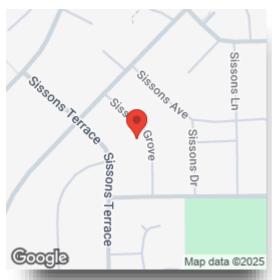
£140,000

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Property Ref: MLY111376 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other

important matters before exchange of contracts.



Please note the marker reflects the postcode not the actual property





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