



**Darfield Road, Leeds LS8 5DQ**

**welcome to**

**Darfield Road, Leeds**

Offered with NO ONWARD CHAIN and offering spacious accommodation over four floors is this TWO bedroom mid-terrace property in a popular residential area.



## Darfield Road

Internal viewing is highly recommended to fully appreciate the accommodation offered by this two-bedroom mid-terrace property, located in a popular residential area. The property spans four floors and includes a spacious living room on the ground floor, a fitted kitchen/diner on the lower ground floor, a double bedroom and bathroom on the first floor, and an additional bedroom on the second floor. On-street parking is available at the front, and there is a paved yard also at the front.

### Ground Floor

#### Entrance Vestibule

Door to the front opening into the property and through to the living room

#### Living Room

17' 6" x 18' 2" ( 5.33m x 5.54m )

A spacious, bright room with gas fire place and surround, two radiators, stairs up to the first floor and stairs to the lower ground, two radiators and windows to the front.

### Lower Ground Floor

#### Kitchen / Diner

17' 2" x 16' 2" ( 5.23m x 4.93m )

The fitted kitchen features a range of wall and base units with complimentary work surfaces over, stainless steel sink and drainer unit with mixer tap, brand new fitted gas oven and hob and space for other appliances. There is ample space for dining table and chairs, radiator, window and door.

#### Utility Space

5' 4" x 7' 4" ( 1.63m x 2.24m )

A useful space to utilise as a utility room

### First Floor

#### Landing

Stairs from the ground floor

#### Bedroom One

11' 2" x 10' 7" ( 3.40m x 3.23m )

A spacious double bedroom with neutral decor, cast iron fireplace, radiator and window

#### Bathroom

The bathroom comprises; bath with shower over, wash basin, wc, radiator, part tiled walls and window

### Second Floor

#### Bedroom Two

11' 2" x 10' 7" ( 3.40m x 3.23m )

A second good sized bedroom with neutral decor, radiator and velux window

#### Outside

There is a paved yard to the front with wall and fence borders and steps up to the front door.



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welcome to

## Darfield Road, Leeds

- Two Bedroom Mid-terrace
- Paved Yard to the Front
- Offered WITH NO CHAIN
- Popular Residential Area
- Ideal as an Investment

Tenure: Freehold EPC Rating: E

**£130,000**



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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



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Property Ref:  
OAK109121 - 0002

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