



**Coal Road, Leeds LS14 2DQ**

**welcome to**

**Coal Road, Leeds**

Three bedroom mid-terrace home in a popular residential area which is sure to appeal to a number of buyers. Benefiting from a driveway, garage and well maintained gardens. Internal viewing is a must!



## Coal Road

Internal viewing is highly recommended to appreciate the accommodation on offer with this well proportioned and well cared for three bedroom mid terrace, situated in a popular residential area close to local amenities, good schools and transport links. The accommodation briefly comprises; Kitchen/diner and spacious lounge with large sliding doors to the ground floor. Three good sized bedrooms and the house bathroom to the first floor. There is access to the loft which provides ample storage. Gardens to both front and rear as well as a driveway and garage providing off street parking and storage.

## Ground Floor

### Front Entrance

Door to the front opens into a small entrance vestibule with stairs leading to the first floor. Internal door opens into the kitchen/diner

### Kitchen/Diner

Irregular Shaped Room 15' 6" x 12' 6" ( 4.72m x 3.81m)  
The kitchen features a variety of wall and base units complemented by work surfaces, including an inset double circular sink with a mixer tap and tiled splashback walls. It is equipped with an oven, gas hob, and extractor hood, along with plumbing for a washing machine. A window at the front provides natural light, and the flooring is tiled.

There is ample space for a dining table and chairs, a radiator, and room for a free-standing fridge freezer. The flooring is carpeted, and an open archway leads through to the lounge.

### Lounge

Irregular Shaped Room 9' 10" x 15' 3" ( 3.00m x 4.65m)  
A spacious room featuring an open fireplace with an attractive brick wall and fireplace surround. It includes a radiator and large sliding doors that open into the garden.

## First Floor Landing

stairs from the ground floor and useful storage cupboard.

### Bedroom One

Irregular Shaped Room 13' 3" x 8' 8" ( 4.04m x 2.64m)  
A double bedroom with useful built in wardrobes, radiator and window to the rear

### Bedroom Two

Irregular Shaped Room 10' 6" x 8' 8" ( 3.20m x 2.64m)  
A second double bedroom with built in cupboard, radiator and window to the front.

### Bedroom Three

Irregular Shaped Room 10' 1" x 6' 3" ( 3.07m x 1.91m)  
Radiator and window to the front

### Bathroom

The house bathroom comprises; paneled bath with shower over and screen, vanity unity wash basin, low flush wc, tiled walls and flooring and window to the front

### Loft Space

Useful space ideal for storage

## Outside

There is a garden laid to lawn to the front with path leading to the front door.  
A good sized enclosed garden to the rear offers a lovely outside space, mainly laid to lawn with paved patio area and fence borders.  
The property also benefits from a garage and off street parking to the rear of the property.



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## Coal Road, Leeds

- Three Bedroom Mid-terrace
- Driveway & Garage
- Generous Rear Garden
- Spacious Accommodation
- Popular Residential Area

Tenure: Freehold EPC Rating: D

offers over

**£190,000**



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