



**North Way, Leeds LS8 2LX**

**welcome to**

## **North Way, Leeds**

A three bedroom end terrace house, in need of refurbishing, a great opportunity for someone to put their own stamp on. In a great location in close proximity to Roundhay Park and travel links to Leeds and surrounding areas. Offered with no onward chain.



### **Entrance Porch**

A great space for coats and shoes.

### **Hallway**

With an understairs storage cupboard and stairs leading to the first floor.

### **Lounge**

15' 10" Max x 12' 8" Max ( 4.83m Max x 3.86m Max )

A spacious room with a feature fireplace and fully glazed doors to the conservatory.

### **Kitchen**

10' 7" Max x 9' Max ( 3.23m Max x 2.74m Max )

With wall and base units, work surfaces incorporating a sink drainer and hob, integrated oven and spaces for further appliances.

### **Conservatory**

14' 5" Max x 10' 5" Max ( 4.39m Max x 3.17m Max )

With a tiled floor, glazing to all sides and double doors opening to the garden.

### **Bedroom One**

12' 7" Max x 8' 11" Max ( 3.84m Max x 2.72m Max )

A double bedroom with carpet flooring.

### **Bedroom Two**

10' 10" Max x 8' 11" Max ( 3.30m Max x 2.72m Max )

A double bedroom with carpet flooring.

### **Bedroom Three**

9' 8" Max x 6' 6" Max ( 2.95m Max x 1.98m Max )

A good size bedroom with carpet flooring.

### **Bathroom**

Comprising of a corner bath with shower over, wc and wash hand basin.

### **Outside**

There are gardens to three sides mostly laid to lawn with well established trees and hedges.



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## welcome to North Way, Leeds

- End Terrace House
- Three Bedrooms
- Conservatory
- Gardens To Three Sides
- Cul-De-Sac Position

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

# £225,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109203 - 0002

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