









welcome to

Coal Road, LEEDS

A well-presented end-terrace home offering two spacious double bedrooms. This charming property boasts a modern kitchen and bathroom, a walk-in wardrobe, and easy-to-maintain front and rear gardens. An ideal opportunity for first-time buyers eager to step onto the property ladder.













Rear Entrance Hall

With access to the kitchen.

Lounge

13' Max x 11' 3" Max (3.96m Max x 3.43m Max) A good size room with fully glazed patio doors leading out to the garden.

Dining Room

11' 3" Max x 9' 6" Max (3.43m Max x 2.90m Max) A bright and airy room with ample space for table and chairs and fully glazed patio doors leading out to the garden.

Kitchen

18' Max x 7' 8" Max (5.49m Max x 2.34m Max) A spacious and well presented kitchen having a good rang of wall and base units with wood work surfaces incorporating a Belfast sink and gas hob. Integrated appliances include an oven, dishwasher and there are spaces for a large fridge freezer and washing machine. Additionally there are two useful storage cupboards. An access door to the front leads to the garden.

Bedroom One

16' 4" Max x 9' 7" Max (4.98m Max x 2.92m Max) A spacious double bedroom positioned to the rear elevation with space for free standing furniture and access to a walk in closet.

Bedroom Two

13' $\text{Max} \times 11'$ 4" $\text{Max} (3.96\text{m Max} \times 3.45\text{m Max})$ A good size double bedroom positioned to the front elevation with a built in cupboard.

Bathroom

A modern bathroom with tiling to splash areas, fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and wc.

Outside

There are low maintenance paved gardens to both the front and rear of the property.





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Coal Road, LEEDS

- TWO DOUBLE BEDROOM HOUSE
- MODERN KITCHEN & BATHROOM
- WELL PROPORTIONED ROOMS
- WALK IN CLOSET
- LOW MAINTENANCE FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

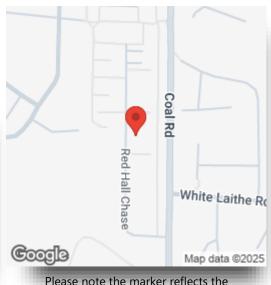
offers over

£140,000









Please note the marker reflects the postcode not the actual property

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Property Ref: OAK109294 - 0002 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.





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