



Coal Road, LEEDS LS14 1NW

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' Max x 11' 4" Max (3.96m Max x 3.45m 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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welcome to

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

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