



**Lambton Terrace, LEEDS LS8 5PG**

**welcome to**

**Lambton Terrace, LEEDS**

Internal viewing is a must! NO ONWARD CHAIN! In need of modernisation throughout. Accommodation over four floors with useful cellar.



## **Lambert Terrace**

### **Ground Floor**

#### **Lounge**

12' 4" x 13' 8" ( 3.76m x 4.17m )

A spacious lounge with fire place, radiator and window. Stairs to the first floor.

#### **Kitchen**

5' 5" x 10' 6" ( 1.65m x 3.20m )

A range of wall and base units, sink with mixer tap, gas hob, oven and plumbing for dishwasher. Window to the front and stairs to the cellar

### **First Floor**

#### **Bedroom One**

11' 6" x 13' 1" ( 3.51m x 3.99m )

A double bedroom with fitted wardrobes, radiator and window

#### **Bathroom**

The bathroom comprise; bath with shower attachment. wc, wash basin, heated towel rail and window

### **Second Floor**

#### **Bedroom Two**

6' 5" x 9' 4" ( 1.96m x 2.84m )

Double bedroom with radiator and window

#### **Bedroom Three**

8' x 7' 8" ( 2.44m x 2.34m )

Bedroom with radiator and window

#### **Cellar**

with stairs from the kitchen giving access to the cellar an ideal space for storage



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**welcome to**

## **Lambton Terrace, LEEDS**

- NO ONWARD CHAIN
- THREE BEDROOMS
- POPULAR RESIDENTIAL AREA
- OVER FOUR FLOORS
- GREAT OPPORTUNITY

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers in the region of

**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109310 - 0003

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