



**Florence Street, Leeds LS9 7AW**

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## **Florence Street, Leeds**

A two-bedroom mid-terrace property featuring a front yard and well-proportioned rooms throughout. The home also benefits from a cellar for added convenience. In need of full refurbishment, it offers a blank canvas with excellent potential for buyers.



## Auctioneer's Comments

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## Florence Street

### Ground Floor

#### Lounge

Entering through the front door leads directly into the lounge, which features two double-glazed windows and a fitted radiator. The room is good size.

#### Kitchen

The kitchen is located at the front of the property and features a front double-glazed window and a built-in storage cupboard. A door within the kitchen provides access to the cellar.

## First Floor

### Bedroom One

A spacious room featuring a front double-glazed window and a fitted radiator.

### Bathroom

Includes a front double-glazed window, a fitted radiator, a toilet, a pedestal sink, and a bath.

### Second Floor

#### Bedroom Two

Features a double-glazed roof window and a fitted radiator.

### Outside

The property has a front yard with steps leading up to the front door and a fenced boundary. The area would benefit from some tidying.



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## Florence Street, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACE
- TWO BEDROOM

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£80,000**

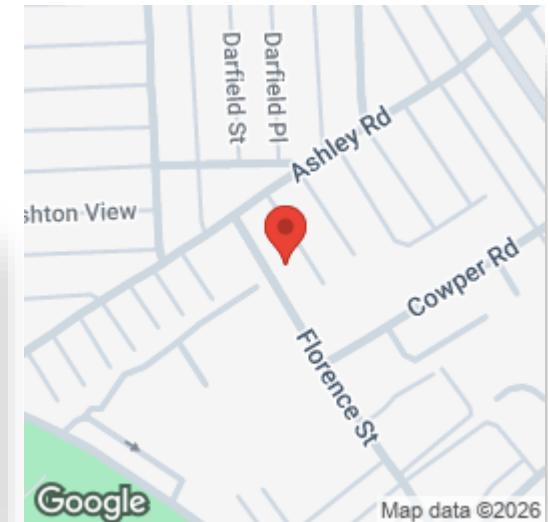


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Property Ref:  
OAK109636 - 0002



Please note the marker reflects the postcode not the actual property



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