

Nunnington Street, Leeds LS12 2PJ

welcome to

Nunnington Street, Leeds

ATTENTION INVESTORS and FIRST TIME BUYERS! TWO BEDROOM MID TERRACED HOUSE offering bright and spacious living accommodation close to LEEDS CITY CENTRE! Extra space in loft with window making perfect office room or snug. Internal viewing a must to appreciate the size of accommodation on offer!













Nunnington Street

Two Bedroom mid terraced house with extra loft room close to Leeds City Centre with on street parking and yard to the rear.

Lounge

14' 4" x 13' 5" (4.37m x 4.09m) Entrance/ front door - uPVC Double glazed window to the front. Central heating radiator and fire surround with log burner. Feature ceiling lights, fully carpeted.

Kitchen

8' x 8' 6" (2.44m x 2.59m) Tiled kitchen with matching wall and base units and complimentary work surfaces. Plumbing for washing machine and space for white goods. Gas oven and hob. uPVC double glazed window and central heating radiator, laminate flooring.

Hallway/diner Area

Door leading to rear of property. Fitted breakfast bar to the wall.

First Floor Drop down ladder to loft

Bedroom 1

13' 2" x 11' 9" (4.01m x 3.58m) uPVC double glazed window to front, central heating radiator. Hardwood laminate flooring.

Bedroom 2

8' 4" x 8' 9" (2.54m x 2.67m) uPVC double glazed window to rear, central heating radiator. Hardwood laminate flooring.

Bathroom

Part tiled bathrooms with W.C, basin and shower cubicle. uPVC double glazed window and central heating



radiator.

Loft Room

Fully insulated loft room with Velux window and laminate flooring.

External

To the front on street parking. To the rear a private fenced yard with Astro turf and storage under the house.





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- **ATTENTION INVESTORS & FIRST TIME BUYERS!!**
- **2 BED MID TERRACED HOUSE**
- CLOSE TO LEEDS CITY CENTRE
- SPACIOUS LIVING SPACE .
- EXTRA LOFT ROOM PERFECT OFFICE SPACE

Tenure: Freehold EPC Rating: D

£130,000



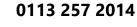
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Implexus Gym 🎴

Map data @2021



Property Ref: PDY112320 - 0005 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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