



Wycliffe Close, Leeds LS13 1LX

welcome to

Wycliffe Close, Leeds

OPEN HOUSE contact us to book a viewing! - Located in the heart of Rodley in a well-regarded location with private enclosed garden and room to build a garage if needed on the extra piece of land at the end of the street.



Wycliffe Close

End terraced property briefly comprising of Entrance Hall, Lounge, Kitchen, Bathroom, Three Bedrooms, Jack & Jill WC, loft area.

Entrance Hall

6' 4" x 5' (1.93m x 1.52m)

Front entrance door leading to the most welcoming entrance hall with karndean flooring and central heating radiator.

Lounge

15' 2" x 11' (4.62m x 3.35m)

This family room is flooded with light from the large double-glazed windows. Engineered wood floor, wood and coal burner to the chimney breast providing ambiance, fireplace and hearth and central heating radiator.

Kitchen

11' 7" x 8' 5" (3.53m x 2.57m)

Modern kitchen Built in cupboard, integrated oven and hob, washer, sink with drainer, kandean flooring, double glazed windows to the rear elevation.

Bathroom

6' 2" x 5' 4" (1.88m x 1.63m)

Electric shower, low flush WC, wash hand basin, frosted double glazed window to the rear, porcelain tiles and heated towel rail.

Landing

6' 8" x 5' 7" (2.03m x 1.70m)

Staircase rising to the first floor, carpet. Access to the boarded and plastered loft.

Bedroom 1

13' 1" x 11' 2" (3.99m x 3.40m)

The master bedroom benefits from built in wardrobes, carpet and central heating radiator.

Jack & Jill

5' 7" x 2' 8" (1.70m x 0.81m)

Low flush WC, wash hand basin, laminate flooring.

Bedroom 2

8' 5" x 8' 1" (2.57m x 2.46m)

Built in storage, double glazed window to the rear, carpet and central heating radiator.

Bedroom 3

6' 8" x 6' (2.03m x 1.83m)

Double glazed window to the rear, carpet and central heating radiator.

Loft

Fully boarded loft that the current owner uses to do her artwork, with electrics, velux window and pull-down ladder.

External

This is a property that oozes kerb appeal. With a well-designed private garden that has artificial grass bordered by pathway and a rockery to one side with surrounding fence and shingle borders with a useful shed to the other side. Leading up from the two steps is the large patio area laid with Italian porcelain heavy duty tiles with room for seating and entertaining and yet another lawned area perfect for children's play. The garden has trees surrounding it for those lovers of wildlife. Both the front and rear gardens have water and power. The outside space really is a little haven.

Agents Note

Extra piece of land owned at the end of the street but could build a shed or garage with any relevant planning.



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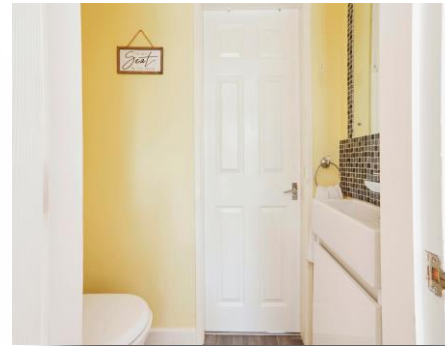
Wycliffe Close, Leeds

- GUIDE PRICE - £230,000 - £240,000
- Spacious Three Bedroom End Terrace
- Modern Bathroom + Jack & Jill WC
- Loft Space Boarded and Used as an Art Room
- Garden & Patio

Tenure: Freehold EPC Rating: C

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114466 - 0006

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