



**Cobden Road, Wortley Leeds LS12 5LB**

**welcome to**

**Cobden Road, Wortley Leeds**

A good landlord opportunity to purchase this three bedroom modern terraced property in Wortley with a good sized rear garden that has decking and a useful shed.

Please telephone our Pudsey office to arrange an internal viewing.



## **Cobden Road**

Through terraced property briefly comprising of Entrance Hall, Lounge, Kitchen, Three Bedrooms, Bathroom, Garden.

### **Entrance Hall**

3' 4" x 3' ( 1.02m x 0.91m )

Front entrance door leading to the welcoming entrance hall with carpet and central heating radiator.

### **Lounge**

24' x 13' ( 7.32m x 3.96m )

Spacious living room which enjoys plenty of natural light from the dual aspect double glazed windows, feature fireplace to the chimney breast recessed to both sides, carpet and 2 central heating radiators.

### **Kitchen**

9' 5" x 7' 9" ( 2.87m x 2.36m )

With wall hung, drawer and base units with worktop surfaces over, shelving, hob, oven and extractor fan above, sink with drainer, plumbing for washer, laminate flooring, double glazed windows to the rear and central heating radiator.

### **Landing**

9' 6" x 6' 4" ( 2.90m x 1.93m )

Staircase to the first floor being carpeted, access to the loft.

### **Bedroom 1**

13' 1" x 9' 7" ( 3.99m x 2.92m )

Good sized master bedroom with double glazed windows to the front, laminate flooring and central heating radiator.

### **Bedroom 2**

10' 6" x 9' 8" ( 3.20m x 2.95m )

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

### **Bedroom 3**

10' 1" x 6' 5" ( 3.07m x 1.96m )

Double glazed windows to the front elevation, carpet

and central heating radiator.

### **Bathroom**

8' 3" x 5' 4" ( 2.51m x 1.63m )

Corner bath with shower, low flush WC, wash hand basin, tiled flooring and frosted double glazed window.

### **Garden**

Enclosed family garden with decking perfect to enjoy the summer months. Useful shed.



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welcome to

## Cobden Road, Wortley Leeds

- Three Bedroom Through Terraced Property
- Private Rear Garden
- On-Street Parking
- Landlord Opportunity
- Currently Tenanted

Tenure: Freehold EPC Rating: D

# £150,000

Awaiting Photograph



**view this property online** [williamhbrown.co.uk/Property/PDY114441](http://williamhbrown.co.uk/Property/PDY114441)

Please note the marker reflects the postcode not the actual property



Property Ref:  
PDY114441 - 0002

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william h brown



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