









# welcome to

# **Kitson Close, Leeds**

A lovely three bedroom property improved by the current owner. The work included putting in a kitchen and downstairs WC. The private garden has been arranged for ease of upkeep and to enjoy time in. Outside light and outdoor tap.

The partially boarded loft is accessed via a drop down ladder.













#### **Kitson Close**

Mid terraced property briefly comprising of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen, Three Bedrooms, Bathroom, Gardens.

# Entrance Hall To Front Entrance Hall To Rear Lounge

12' 6" x 12' 1" ( 3.81m x 3.68m )

Double glazed windows to the front elevation, central heating radiator, electric fire to the fireplace, laminate flooring.

#### **Kitchen Diner**

15' 6" x 10' 8" ( 4.72m x 3.25m )

A great size room with wall hung, drawer and base units with complimentary worktop surfaces over, electric hob and oven, space for fridge freezer, sink with drainer, large walk in storage cupboard, double glazed window to the rear elevation and laminate flooring.

#### **Downstairs Cloakroom**

The useful downstairs WC has low flush WC, wash hand basin and frosted double glazed window

## Landing

With access to the part boarded loft with drop down ladders.

#### **Bedroom 1**

12' 1" x 12' 1" ( 3.68m x 3.68m )

The master bedroom is a good sized double with laminate flooring, double glazed windows to the front elevation and central heating radiator.

## **Bedroom 2**

12' 4" x 7' 3" ( 3.76m x 2.21m )

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

## **Bedroom 3**

9' 1" x 6' 4" ( 2.77m x 1.93m )

Laminate flooring, double glazed windows to the front.

#### **Bathroom**

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

Modern bathroom suite comprising of bath with shower over, low flush WC, wash hand basin, useful cupboard, radiator, frosted double glazed window and lino flooring.

#### **Outside Area**

The property has good kerb appeal with a wall to the front, gate and pathway leading to the front door. Lawned to the front with a flowerbed border. To the rear the private enclosed garden is paved and gravelled and has three tiers accessed by small steps. The middle tier is a great seating area to enjoy the summer months and there is a shed to the third tier at the back of the garden.

There is an outside light and tap.





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# **Kitson Close, Leeds**

- Three Bedroom Through Terrace in Quiet Cul De Sac
- Fully Enclosed Rear Garden
- Downstairs Cloakroom + House Bathroom
- Large Walk in Cupboard to Kitchen
- Close to Shopping Amenities

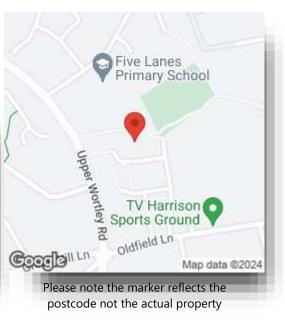
Tenure: Freehold EPC Rating: C

£170,000







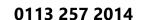


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