



Kitson Close, Leeds LS12 4EQ

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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114642 - 0004

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