



Gotts Park Crescent, Leeds LS12 2RP

welcome to

Gotts Park Crescent, Leeds

PRICED TO SELL!! Fantastic opportunity to purchase this three bedroom semi with VIEWS OVER GOTTS PARK and KIRKSTALL ABBEY. Offered with vacant possession, the property has potential to be improved and add value. Viewing strongly recommended



Property Information

Offered for sale is this semi detached brick property in need of renovation, which is situated in one of Armley's most sought after residential locations with excellent access to local amenities and commuter links and all the major routes into Leeds City Centre. The property is a short drive from Kirstall shopping centre and the amenities of Armley Town Street are close by. Near Gotts Park Golf course and Armley Park. The property provides ample living accommodation and briefly comprises of entrance porch and hallway, spacious lounge, dining room, utility room and kitchen, cellar, three good sized bedrooms and a white three piece bathroom suite. There is a paved driveway and a garage providing parking, plus gardens to both the front and rear of the property. We strongly recommend an early internal inspection to avoid missing out on this fantastic opportunity...

Entrance Porch

To the front entrance door.

Entrance Hall

10' 3" max x 10' max (3.12m max x 3.05m max)
Front entrance door leading to the entrance hall.

Lounge

10' 1" recess x 11' 7" max (3.07m recess x 3.53m max)
Carpet, fire place.

Dining Room

12' 2" max x 9' 11" max (3.71m max x 3.02m max)
Feature fireplace to chimney breast, carpet, window to rear, room for table and chairs.

Utility Room

14' 8" max x 6' 3" max (4.47m max x 1.91m max)
A useful addition to the property flooded with light from the large windows to the rear elevation, space & plumbing for washer.

Kitchen

11' 6" max x 7' 1" max (3.51m max x 2.16m max)
With storage from the wall hung, drawer and base

units and with worktop surfaces over, tiled splashbacks, oven, sink with drainer, space for fridge.

Cellar

Full floor space of house with electricity.

Landing

Staircase rising to the first floor. Access to the boarded loft.

Bedroom One

13' 6" max x 9' 5" max (4.11m max x 2.87m max)
Large double with window to the front.

Bedroom Two

10' 9" max x 10' 8" max (3.28m max x 3.25m max)
Good sized double bedroom with far reaching views, carpet and window to the rear.

Bedroom Three

8' 4" max x 8' 2" max (2.54m max x 2.49m max)
The third bedroom is another double with window to the front elevation.

Bathroom

7' 2" x 4' 6" (2.18m x 1.37m)
Shower over bath, Vokera boiler to cupboard, heated towel rail, frosted window.

Wc

4' 8" max x 2' 8" max (1.42m max x 0.81m max)
Low flush WC.

Front Garden

Low maintenance garden to the front of the property.

Rear Garden

The desirable property is benefited by large gardens with extensive views. The rear garden is complimented by with tiered areas with mature shrubs and greenery, storage and a pond. Well maintained and nicely presented.

Garage



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Gotts Park Crescent, Leeds

- Semi detached property
- Three bedrooms
- Renovation opportunity
- Offered with vacant possession
- Gardens & Garage

Tenure: Freehold EPC Rating: F

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115185 - 0003

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