



**Newton Square, Leeds LS12 5DZ**



**welcome to**

## **Newton Square, Leeds**

Located in the well regarded area is this spacious three bedroom through terrace with off street parking to the communal car park. Low maintenance garden with a useful shed. A great refurbishment opportunity not to be missed. Please contact our Pudsey office to arrange your viewing.



## Property Information

Offered with vacant possession and no chain is this spacious three bedroom through terrace in the popular New Farnley location. Sat on a corner plot, the outdoor space is low maintenance, with a shed / workshop that has power.

Located near Farnley Playground with its local facilities this is sure to be a popular property for a range of buyers.

Briefly comprising of Entrance Hall, Lounge with French doors to the garden, good sized kitchen diner, downstairs WC, three bedrooms and shower room.

### Entrance Hall

Front entrance door to the entrance hall. Cupboard with wall hung boiler serviced regularly.

### Lounge

15' 6" max x 10' 7" max ( 4.72m max x 3.23m max )

Good sized living room flooded with light from the French doors leading to the garden,

### Kitchen Diner

18' 3" max x 9' 3" max ( 5.56m max x 2.82m max )

With wall, drawer and base units with complimentary worktop surfaces, space for cooker, plumbing for washer, sink with drainer, tiled walls, space for table and chairs, central heating radiator.

### Downstairs Wc

5' 8" max x 2' 7" max ( 1.73m max x 0.79m max )

Low flush wc, frosted glazed window.

### Landing

Staircase rising to the first floor. Useful airing cupboard.

### Bedroom One

11' 4" max x 9' 4" max ( 3.45m max x 2.84m max )

Double bedroom with window to rear, central heating radiator.

### Bedroom Two

15' 6" max x 7' 6" max ( 4.72m max x 2.29m max )

Double bedroom with double glazed window to the rear, central heating radiator.

### Bedroom Three

9' 5" max x 6' 8" max ( 2.87m max x 2.03m max )

Single bedroom with double glazed window and central heating radiator.

### Shower Room

7' 8" max x 5' 8" max ( 2.34m max x 1.73m max )

Walk in shower, low flush WC, vanity sink unit.

### External

Private low maintenance garden. Useful shed housing the electrics.

Off road parking to the communal parking area.

### Shed

13' max x 10' max ( 3.96m max x 3.05m max )

The shed / workshop has power.

### Lockable Storage Room

6' 4" max x 3' 4" max ( 1.93m max x 1.02m max )

The useful storage is located to the left of the front door. There is also another smaller lockable storage cupboard located at the rear.



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## Newton Square, Leeds

- OFFERED WITH VACANT POSSESSION
- THREE BEDROOM THROUGH TERRACE
- ON A CORNER PLOT
- DOWNSTAIRS WC + SHOWER ROOM
- OFF STREET PARKING

Tenure: Freehold EPC Rating: Awaited

**£150,000**



Please note the marker reflects the postcode not the actual property

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