



**Henley Terrace, Leeds LS13 3AL**

**welcome to**

**Henley Terrace, Leeds**

An end terraced home on Henley Terrace featuring two bedrooms, a spacious modern kitchen, a contemporary bathroom, a boarded loft, and a private rear garden.



## Property Information

Situated on the sought-after Henley Terrace, this charming end terraced home offers two well-proportioned bedrooms and a spacious, modern kitchen ideal for family living or entertaining. The stylish bathroom has been thoughtfully updated, while the fully boarded loft provides excellent additional storage or potential for further use. Outside, the rear garden offers a private retreat with space for relaxation or gardening.

## Lounge

14' 8" max x 12' 8" max ( 4.47m max x 3.86m max )

The lounge features a double glazed window to the front, a charming log burner, and original floorboards that add character to the space.

## Kitchen

17' 4" max x 8' 9" max ( 5.28m max x 2.67m max )

The kitchen is fitted with laminate flooring and offers a double glazed window to the rear, a gas hob and oven, a pantry for additional storage, a wall-mounted boiler, and a range of wall and base units.

## Landing

The landing is fitted with carpet, providing a soft and comfortable transition between rooms.

## Bedroom One

15' 8" max x 11' max ( 4.78m max x 3.35m max )

Bedroom One benefits from a double glazed window to the front, a fitted carpet for comfort, and a radiator to ensure warmth throughout the seasons.

## Bedroom Two

11' 8" max x 9' 7" max ( 3.56m max x 2.92m max )

Bedroom Two includes a fitted carpet, a double glazed window to the rear, a radiator for comfort, and built-in storage for convenience.

## Bathroom

7' 3" max x 6' max ( 2.21m max x 1.83m max )

The bathroom is fitted with laminate flooring and includes a bath with shower over, a WC, a wash basin, a radiator, and a double glazed window to the

rear.

## Loft Space

The loft space is insulated, fully boarded, and benefits from lighting, offering practical and accessible additional storage.

## Rear Garden

The rear garden features a decked area ideal for outdoor entertaining, a useful shed for storage, and gated access for added convenience and security.



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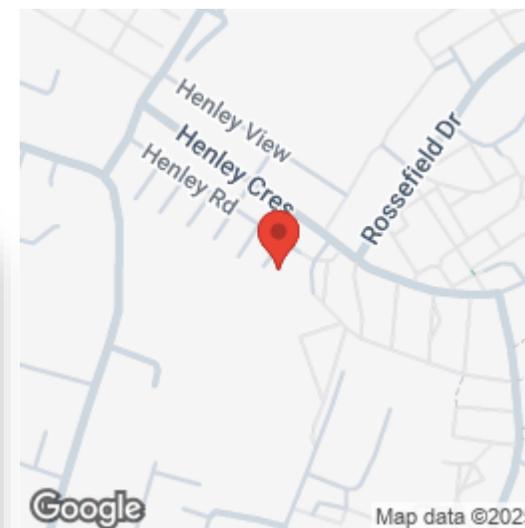
- 2 bedrooms
- Boarded loft
- Rear garden
- Modern bathroom
- Large kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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