



Wyther Park Close, LEEDS, LS12 2RN

welcome to

Wyther Park Close, LEEDS

Located on Wyther Park Close in Leeds, this spacious home offers a versatile layout with great potential. Ideal for first-time buyers or investors, it includes a lounge, kitchen, bedroom, bathroom, rear garden with shed, and a garage — perfect for those looking to personalise and add value.



Property Information

Located on Wyther Park Close in Leeds, this home offers a spacious and versatile layout, ideal for first-time buyers, investors, or those looking to put their own stamp on a property. The entrance hall leads to a large lounge, a well-equipped kitchen, a well-sized bedroom, and a practical bathroom. With features like double glazed windows throughout, a rear garden with shed, and a garage with dual access, this property offers excellent scope for further enhancement and personalisation.

Entrance Hall

The entrance hall provides access to the kitchen, storage cupboard, bathroom, and living room.

Lounge

15' 4" max x 10' 6" max (4.67m max x 3.20m max)
The lounge is a spacious room featuring a double glazed window to the side, a storage cupboard, a radiator, and is finished with carpet flooring.

Kitchen

7' 7" max x 7' 1" max (2.31m max x 2.16m max)
The kitchen features wall and base units, a stainless steel sink with drainer, space for a washing machine, an oven, and houses the boiler; it benefits from double glazed windows to the side and front, a radiator, and is finished with lino flooring.

Bedroom One

12' 4" max x 8' 2" max (3.76m max x 2.49m max)
Bedroom One includes a double glazed window to the side, a radiator, and is fitted with carpet flooring.

Bathroom

7' 8" max x 5' 4" max (2.34m max x 1.63m max)
The bathroom includes a WC, wash basin, a bath with shower over, a radiator, and a storage cupboard, with frosted double glazed windows to both the front and side for privacy.

External

The rear garden features a lawned area and a shed, offering a practical outdoor space.

Parking

The property benefits from a garage with both front and side door access, providing convenient parking and additional storage options.



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- 1 bedroom
- Garage
- Spacious lounge
- Garden
- Viewing advised

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 200.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116190 - 0002

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