



£295,000 Region



- Spacious end town house
- Three double bedrooms
- Very large plot and garden
- Off street parking to rear
- No chain, ideal first/family home
- Close to amenities in Meanwood



**A SPACIOUS THREE DOUBLE BEDROOMED END TOWN HOUSE STANDING ON A LARGE PLOT WITH A VERY GOOD SIZED GARDEN AND OFF STREET PARKING TO THE REAR, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO THE EXTENSIVE AMENITIES IN MEANWOOD AND WITH EXCELLENT ACCESS INTO LEEDS CITY CENTRE.**

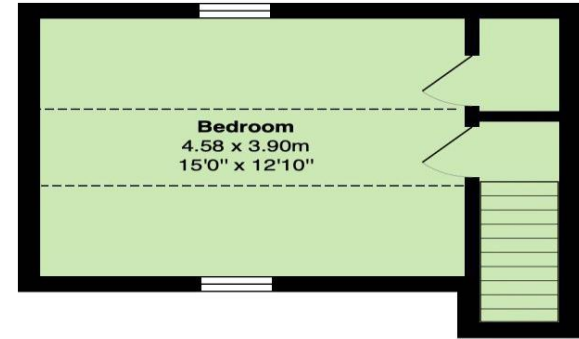
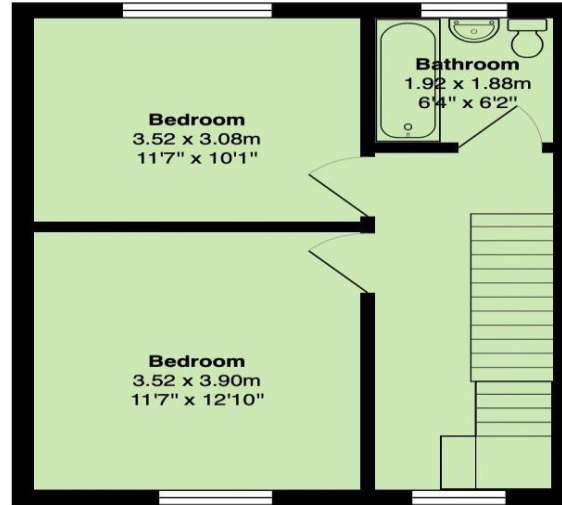
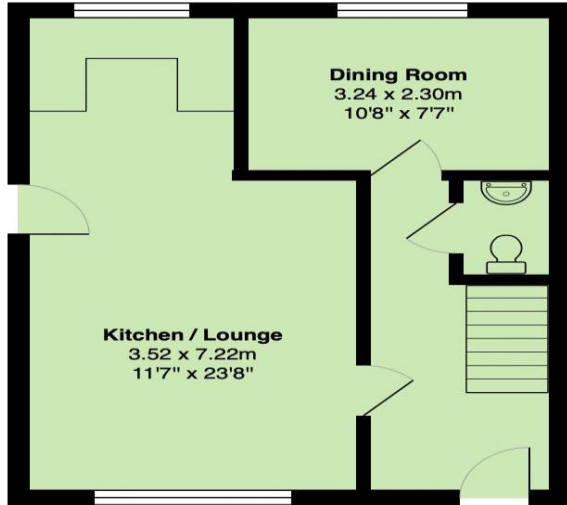
Offered with no chain and immediate vacant possession, the well presented property has been recently re-decorated and benefits from new carpets. It must represent a great opportunity for first time buyers or as a family home, briefly comprising an entrance hall with a under stairs w/c off, an open plan lounge and modern fitted kitchen and a separate dining room or office, which offers potential open up into the kitchen to perhaps create a bigger more attractive dining kitchen, subject to consents.

Upstairs, there are two double bedrooms and a bathroom w/c with a modern white suite and a further double loft style bedroom on the second floor.

Outside, there is a lovely very generous lawned garden to the side which could be made more private by higher fencing or hedging the boundary and there is a tarmacked drive to the rear providing off street parking for at least two vehicles.







Total Area: 102.4 m<sup>2</sup> ... 1102 ft<sup>2</sup>

**Tenure** Freehold  
**Council Tax Band** B  
**Possession** Sold subject to vacant possession

**Offer procedure**  
 If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

**Viewings**  
 All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

**Appliances/Services**  
 None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



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