

# HUNTERS®

HERE TO GET *you* THERE



## Sir Karl Cohen Square

Leeds, LS12 3BN

Offers In The Region Of £135,000



Council Tax: A



# 5 Sir Karl Cohen Square

Leeds, LS12 3BN

## Offers In The Region Of £135,000



- Mid through terraced
- Two double bedrooms
- Open-plan kitchen/diner
- Spacious reception room
- Rear garden access
- Gas central heating
- Ample storage solutions
- On-street parking available
- Close to local amenities
- No chain involved

This terraced house, ideal for first-time buyers and investors, offers two double bedrooms, an open-plan kitchen, a reception room with garden access, and requires renovation, providing a unique opportunity to create a personalized living space in a well-connected urban location with nearby amenities and green spaces.

Now offered for sale is this mid brick terraced house, a property that presents an exciting opportunity for first-time buyers and investors alike. Requiring renovation, this home offers the potential to create a truly personalised living space to suit your needs.

Boasting TWO double bedrooms, this house is spacious enough to accommodate a small family or a pair of professional sharers. The bedrooms are light-filled and airy, providing comfortable spaces for relaxation and rest.

The house offers ONE bathroom, equipped with a shower cubicle and a sink unit, and a separate toilet for added convenience. The open-plan KITCHEN/DINER, complete with dining space, provides an ideal setting for family meals or entertaining guests. The kitchen is also fitted with ample storage units and worktops, as well as additional storage cupboards for your convenience.

In addition to the kitchen, this house features a LIVING room with access to the rear garden, a front window, and a rear door to the garden. This room is perfect for lounging or hosting guests, and the garden access allows for seamless indoor-outdoor living.

Unique features of the property include gas central heating, lots of built in storage, a porch and hallway, a rear garden, and on-street parking conveniently opposite the house. There is no chain involved in the sale.

Located in an urban area, the property is well-connected with public transport links and is close to local schools and amenities. Those who appreciate the outdoors will enjoy nearby green spaces, walking routes, and cycling routes.

Tel: 0113 257 6198



## PORCH

## HALLWAY

## LIVING ROOM

15'6" x 9'5" (4.74 x 2.88)

## KITCHEN/DINER

15'6" x 9'10" (4.74 x 3.02)

## BEDROOM ONE

13'6" x 10'0" (4.14 x 3.06)

## BEDROOM TWO

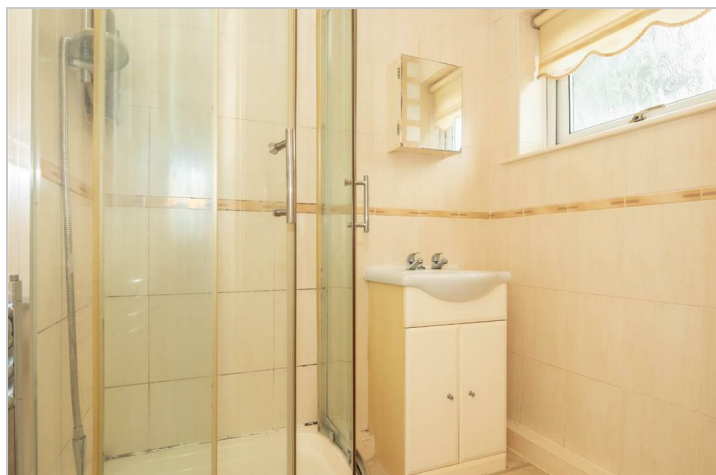
12'5" x 12'3" (3.81 x 3.75)

## SHOWER-ROOM

5'10" x 5'6" (1.78 x 1.68)

## SEPERATE WC

5'4" x 3'0" (1.65 x 0.93)



Road Map



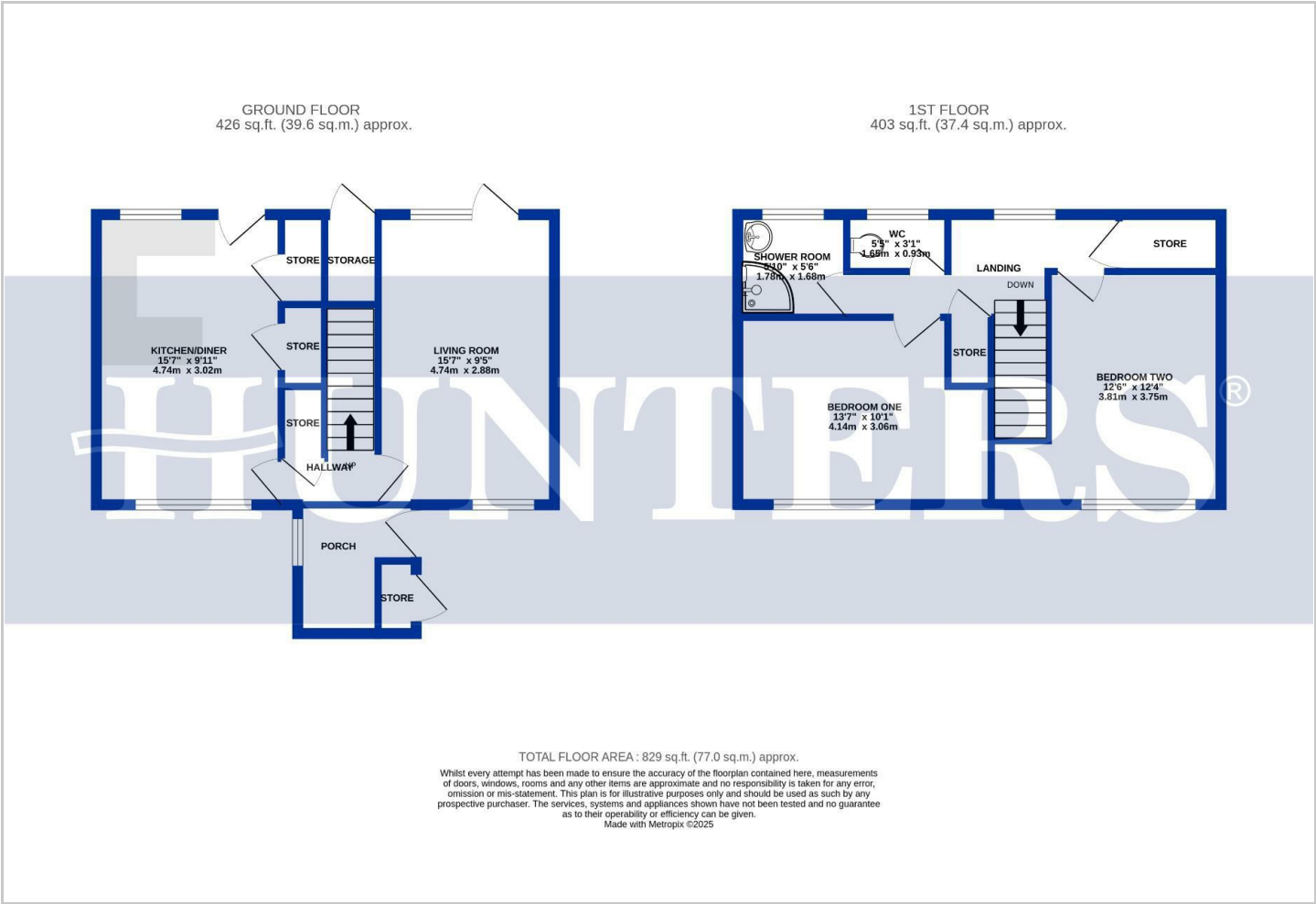
Hybrid Map



Terrain Map



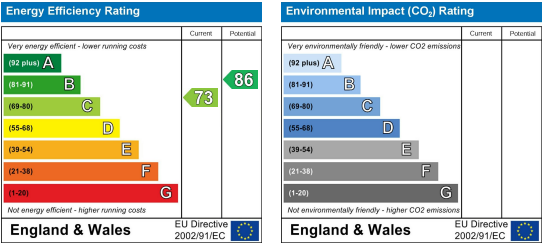
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.