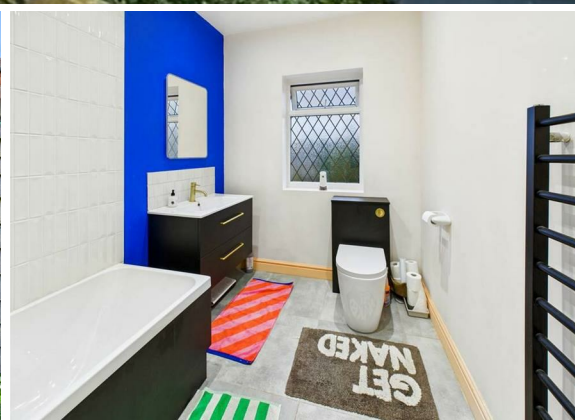




2 Bed
House - Terraced
located in
Leeds

Offers In The Region Of
£200,000



Glencoe Terrace
Kippax
Leeds
LS25 7LN



This terraced house on Glencoe Terrace offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home. Located in Kippax, residents will benefit from a sense of community and easy access to local amenities, including shops, schools, and parks. The area is well-connected to Leeds city centre and surrounding areas, making it an excellent choice for those who commute or enjoy the vibrancy of city life.

To the ground floor, the entrance hallway gives access to the modernised kitchen/dining room, cosy living room, cellar and staircase leading to the first floor.

To the first floor, the landing gives access to both spacious bedrooms and the family bathroom.

Externally, the property has a small buffer garden to the front. To the rear of the property, there is a large private garden area, offering a safe outdoor space for children, featuring a paved patio area which is currently being used as an at home allotment and a lawn boarded by mature shrubs and flower bed. This home is move in ready, and viewings are a must to fully appreciate what this property has to offer.

Entrance Hall
15'1" x 4'11"

Access to the kitchen/dining room, cellar, living room and staircase leading to the first floor. Tiled flooring throughout. Central heated radiator.

Cellar
11'9" x 15'7"

Accessible via the entrance hall. Perfect for extra storage.

Kitchen/Dining Room
13'3" x 17'3"

Modern range of low level base units with quartz work tops. Integrated appliances include Bosch washing machine and Bosch dishwasher. Double Smeg cooker with hob and Smeg fridge/freezer.

Composite under mounted sink with gold stainless steel tap. Breakfast bar. Double glazed UPVC window looking to the rear of the property. Tiled flooring throughout. French doors opening to the rear garden.

Living Room
12'2" x 11'10"

Accessed via the kitchen/dining room. Open fireplace for wood/coal. Wood strip effect flooring. UPVC double glazed window looking to the front of the property.

Landing
2'11" x 6'11"

Access to both bedrooms and the main bathroom. Carpeted throughout.

Bathroom
9'7" x 6'9"

Modern white suite comprising of panel bath with shower screen and gold stainless steel taps with shower above and fancy tiled splashback. Wall mounted wash hand basin with gold mixer tap set in vanity unit and tiled splashback. WC with wall mounted flush. Contemporary central heated towel rail. Tiled flooring throughout. UPVC double glazed frosted window looking to the rear.

Main Bedroom
11'12" x 12'4"

Storage cupboard and full height built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the front of the property.

Bedroom Two
13'3" x 9'10"

Full height built in wardrobe. Central heated radiator. UPVC double glazed window looking to the rear of the property.



Entrance Hall
15'1" x 4'11"
Access to the kitchen/dining room, cellar, living room and staircase leading to the first floor. Tiled flooring throughout. Central heated radiator.

Cellar
11'9" x 15'7"
Accessible via the entrance hall. Perfect for extra storage.

Kitchen/Dining Room
13'3" x 17'3"
Modern range of low level base units with quartz work tops. Integrated appliances include Bosch washing machine and Bosch dishwasher. Double Smeg cooker with hob and Smeg fridge/freezer. Composite under mounted sink with gold stainless steel tap. Breakfast bar. Double glazed UPVC window looking to the rear of the property. Tiled flooring throughout. French doors opening to the rear garden.

Living Room
12'2" x 11'10"
Accessed via the kitchen/dining room. Open fireplace for wood/coal. Wood strip effect flooring. UPVC double glazed window looking to the front of the property.

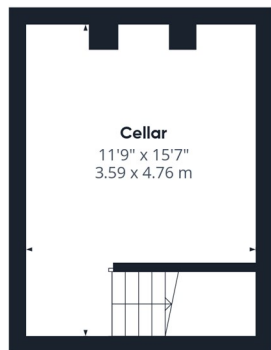
Landing
2'11" x 6'11"
Access to both bedrooms and the main bathroom. Carpeted throughout.

Bathroom
9'7" x 6'9"
Modern white suite comprising of panel bath with shower screen and gold stainless steel taps with shower above and fancy tiled splashback. Wall mounted wash hand basin with gold mixer tap set in vanity unit and tiled splashback. WC with wall mounted flush. Contemporary central heated towel rail. Tiled flooring throughout. UPVC double glazed frosted window looking to the rear.

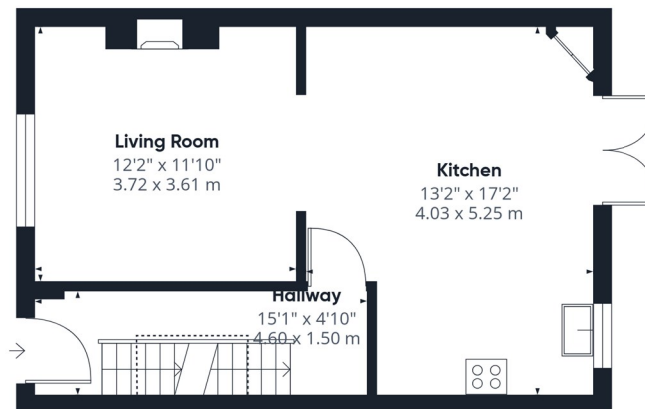
Main Bedroom
11'12" x 12'4"
Storage cupboard and full height built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the front of the property.

Bedroom Two
13'3" x 9'10"
Full height built in wardrobe. Central heated radiator. UPVC double glazed window looking to the rear of the property.





Floor -1



Floor 0

Approximate total areaⁿ

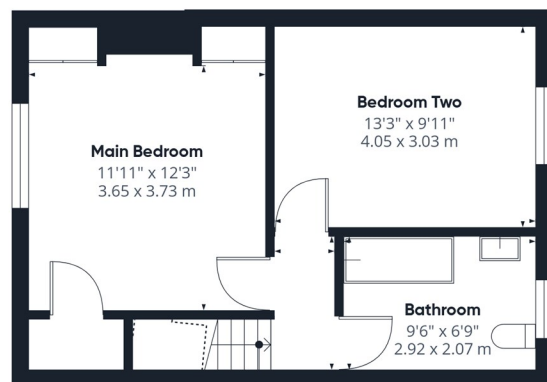
987 ft²
91.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

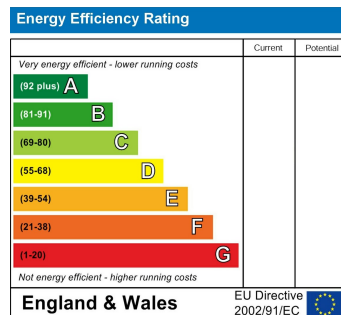
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Landing
2'11" x 6'11"
0.90 x 2.11 m

Floor 1



CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC
REAL ESTATE