

Estate &
Letting Agents

dwell

Broom Road
Belle Isle
Leeds
LS10 3JY
£115,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
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Property Details

- Two Bedroom End of Terrace House
- Generous Rear Garden
- Option to Extend at the Rear (STP)
- Freehold
- Popular Residential Area with Good Buy-to Let Potential
- Gas Central Heating
- Two Double Bedrooms
- Sold with Vacant Possession
- No Onward Chain
- Ample Roadside Parking

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Property Description

An exciting opportunity has arisen to acquire a two-bedroom end of terrace property, situated in a prime residential area of Leeds.

The property is a well-proportioned two-bedroom end of terrace house in need of refurbishment, which includes a spacious rear garden which wraps around to an enclosed front garden with ample roadside parking.

Internally on the ground floor can be found a sunny front reception room with a large double-glazed window overlooking the frontal aspect and allowing for an abundance of natural light, in addition to a feature fireplace. The living room leads, through double internal doors, to a kitchen at the rear incorporating a handy integral under-stairs utility cupboard. With some re-configuration of the kitchen layout, it would be possible to create a family kitchen/dining space, or alternatively extend to the rear creating a fantastic kitchen/diner opening onto the garden (STP).

Stairs from the ground floor entry way rise to the first floor landing which offers two double bedrooms and a generous shower room with ample space for a bath.

The bedrooms incorporate integral wardrobes with the master bedroom also housing the property's boiler within an integral airing cupboard.

The rear garden is a generous size and fully enclosed with a nice outlook and features a brick-built outbuilding to the rear. There is a hard standing making it possible to incorporate a large storage shed if required.

In our opinion, this is an ideal buy to let investment or first-time home for those who are looking for a project.

Gallery



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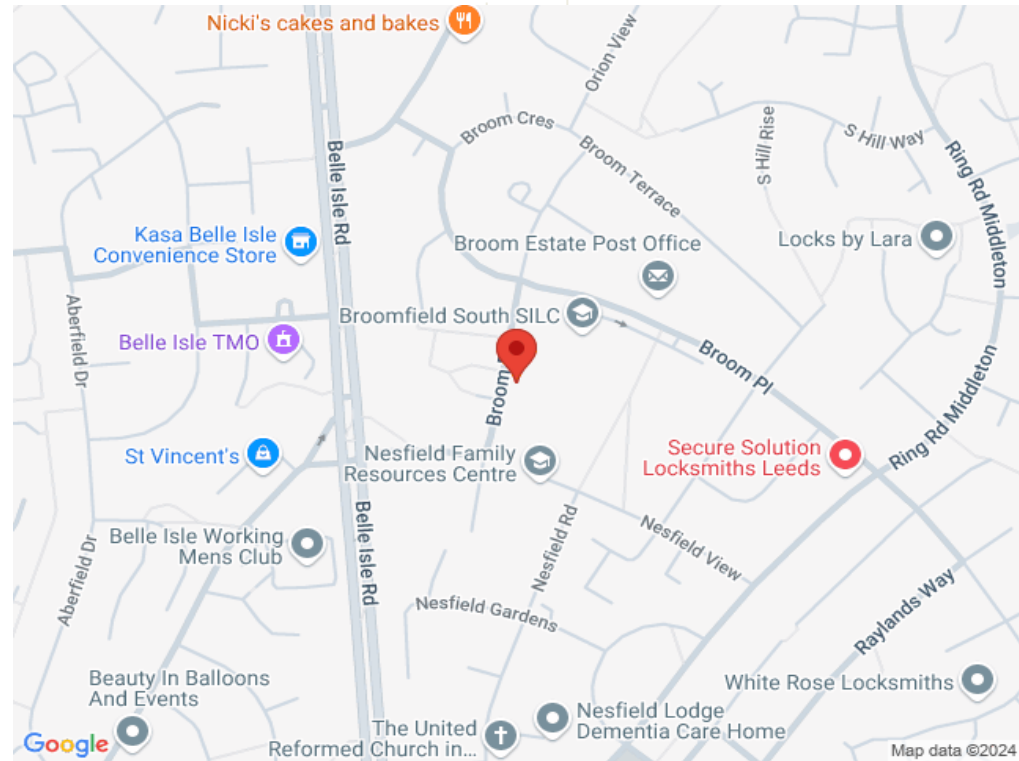
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Property Details

Area Description and Map

Situated on a quiet residential street within easy access to Leeds City Centre and the motorway network, the property is just a 10 minute drive of Stourton Park and Ride whilst also being within easy reach of local amenities and transport links. Belle Isle itself is within the Leeds Middleton area, encompassed by Beeston, Morley, Holbeck and Rothwell.



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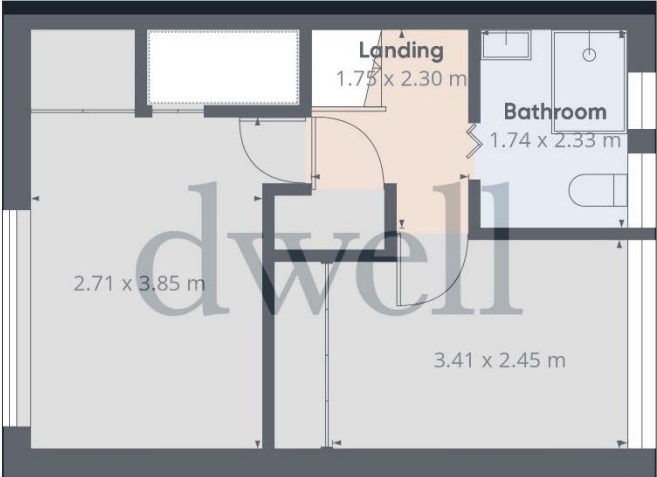


Floor Plan - Total floor area 60.37

Floor Plans & Area Map



Ground Floor



Floor 1



Approximate total area⁽¹⁾
60.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Performance Rating **D**