

Estate &
Letting Agents

dwell

Kelsall Avenue
Hyde Park, Leeds
LS6 1RB
£151,900

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0113 246 4860

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

info@dwell-leeds.com
www.dwell-leeds.com

Property Details

- Lovely Two Bedroom End Terrace
- Sold Vacant and Chain Free
- Recently Refurbished
- Popular Hyde Park Location
- Previous Rental Income £900 pcm (prior to improvements)
- Good Transport Links to City Centre
- Cellar with Scope for Conversion
- First Time Home or Buy to Let Investment
- Kitchen/Dining/Living

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Property Description

A RECENTLY REFURBISHED two bedroom buy to let investment opportunity or ideal first-time home, situated in the popular Hyde Park area.

This end of terrace house is sold VACANT AND CHAIN FREE and has recently undergone significant improvements including new flooring, carpets and redecoration throughout. The property has previously been receiving a rental income of £900pcm (prior to recent improvements).

Set over 4 floors, it includes a CELLAR with scope for conversion, a KITCHEN/LIVING/DINING ROOM, TWO DOUBLE BEDROOMS and a BATHROOM.

The property is conveniently located within easy reach of the universities, shops, restaurants and the city centre, with regular transport links on its doorstep.

INTERIOR

The front door opens onto an entrance hallway leading to an open-plan KITCHEN/LIVING/DINING SPACE, laid to laminate flooring with a window overlooking the front of the property and an internal door leading down to the CELLAR - currently used for storage but offering scope for further development.

The KITCHEN area includes a selection of white gloss wall and base units incorporating an electric oven with overhead extractor and stainless-steel sink/drainers, plus space and plumbing for a washing machine and fridge/freezer. Stairs from the living room rise to the FIRST FLOOR LANDING where can be accessed a fully carpeted DOUBLE BEDROOM and a large window. Adjacent is a partially tiled BATHROOM comprising a bath with overhead shower, pedestal wash hand basin and WC with frosted glass window overlooking the front.

From here, stairs rise to the generously sized and fully carpeted SECOND FLOOR DOUBLE BEDROOM with dormer window, overlooking the front elevation.

EXTERIOR

There is ample on street parking to the front and back of the property.

Gallery

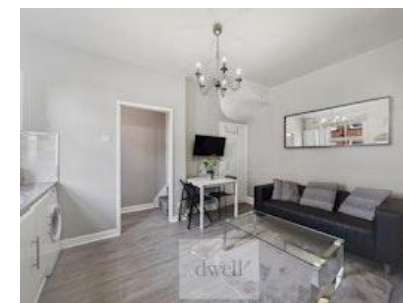
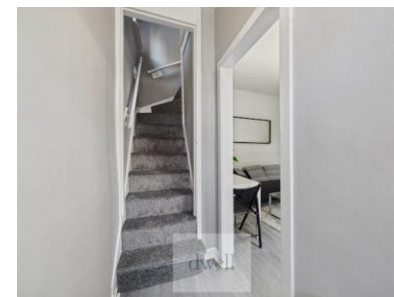
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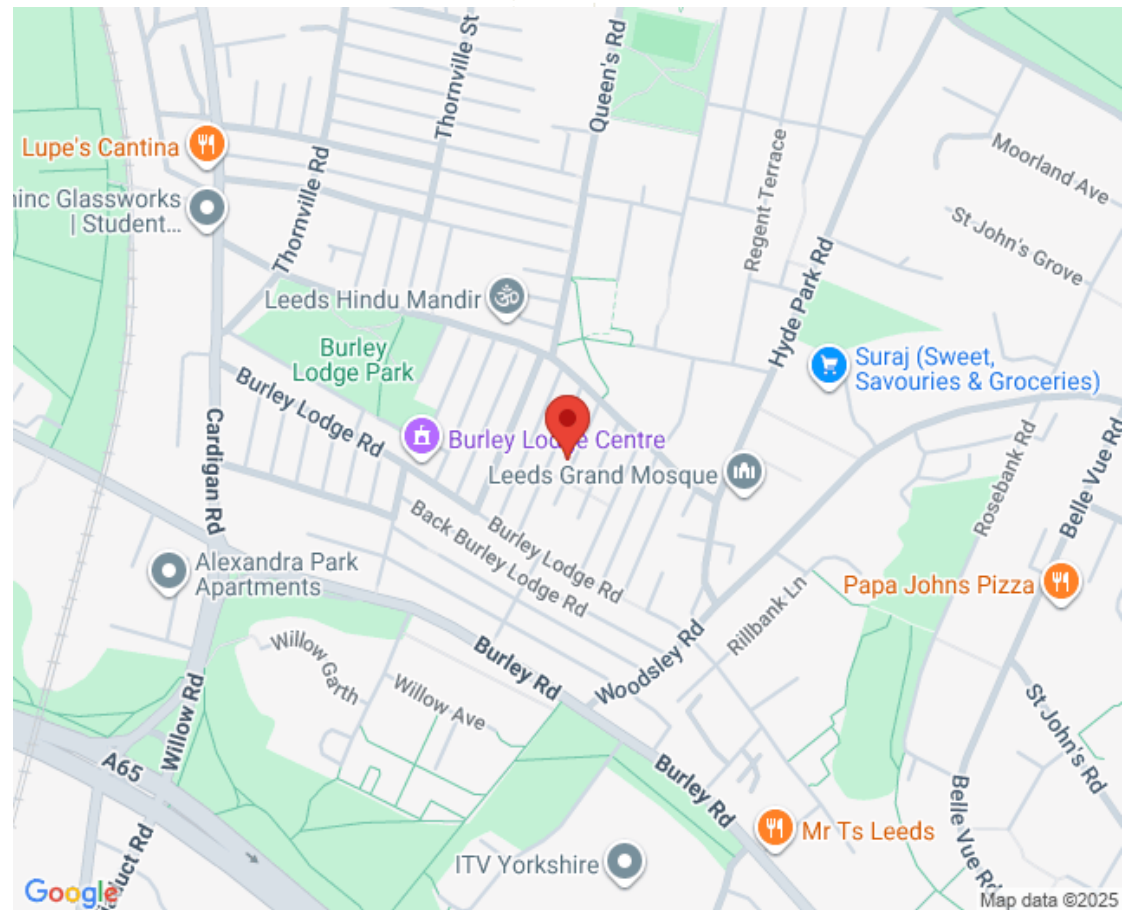
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Area Description and Map

Area Description

This property is located in Hyde Park, highly popular among professional tenants and just a short walk of Bruley Park Train Station and numerous bus links to the city centre, and further afield. Nearby Headingley offers a number of popular independent shops, restaurants and leisure facilities including Headingley Stadium, whilst the open green spaces of Burley Park and Hyde Park are also within walking distance.



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Gallery

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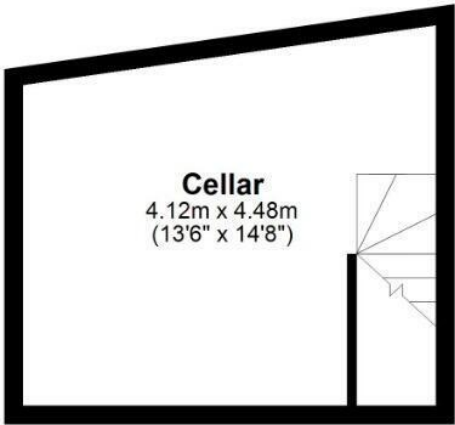


Floor Plan

Floor Plan - Total floor area 68

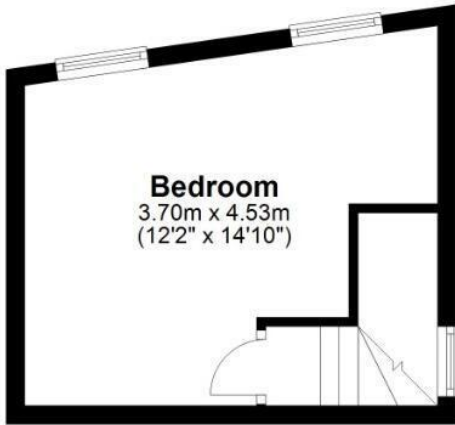
Cellar

Approx. 17.0 sq. metres (183.0 sq. feet)



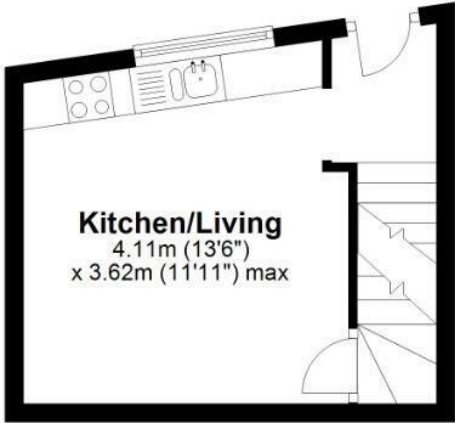
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Approx. 17.0 sq. metres (182.9 sq. feet)



Ground Floor

Approx. 17.0 sq. metres (183.0 sq. feet)



First Floor

Approx. 17.0 sq. metres (182.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

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