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dwell

Lea Park Croft
Belle Isle, Leeds
LS10 4RQ
£155,000

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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

- **Modern Two Bedroom Semi-Detached House**
- **Close to Local Amenities and Transport Links**
- **Ideal Buy to Let Investment Opportunity**
- **Private Parking**
- **Currently Generating £830 pcm Rental Income**
- **Enclosed Rear Garden**
- **Excellent Location for Rental Properties**
- **Peaceful Residential Location**
- **EPC - C**

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Property Description

This modern, two-bedroom semi-detached property occupies a generous corner plot, situated with a popular residential area of Belle Isle, benefitting from a wide range of amenities and an excellent choice of schools and nurseries within easy reach. An EXCELLENT BUY TO LET INVESTMENT opportunity or FIRST TIME HOME, Lea Park Croft is ideally located for commutes into the city centre via regular public transport links.

Internally can be found an ENTRANCE HALLWAY leading to a bright and open LIVING/DINING ROOM, a MODERN KITCHEN with French doors opening onto a PRIVATE REAR GARDEN overlooking open fields, TWO BEDROOMS and a FAMILY BATHROOM, plus PRIVATE PARKING to the front.

Interior

On the ground floor, an entrance hallway leads to the kitchen, incorporating a selection of modern wall and base units set above and below rolled laminate worktops with tiled splashbacks and stainless-steel sink/drainers with chrome mixer tap. There is undercounter space for a washing machine, dishwasher and fridge, whilst the kitchen also benefits from an integrated electric oven and hob with hooded extractor above. The adjacent living room is laid to wood laminate flooring and includes a feature fireplace with working fire. Carpeted stairs from the living room rise to the first-floor landing, providing access to two carpeted bedrooms and the modern family bathroom comprising a fitted bath with overhead shower, WC and pedestal wash hand basin.

Exterior

Externally is a peaceful and enclosed rear garden - accessed via French doors from the kitchen and overlooking open green space and not overlooked. To the front is a private parking area for two - three cars.

Location

The property itself is situated in a popular residential area, within easy access of good schools, nurseries and amenities, with excellent transport links to both Leeds city centre, Wakefield and surrounding areas. Well positioned for shops and access to encompassing motorway networks via the nearby M62 and M1, this property is well suited to a commuters.

Gallery

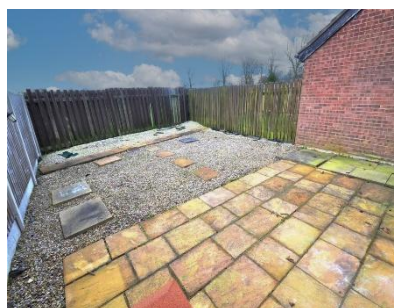


Please note: Photos shown are prior to current tenancy

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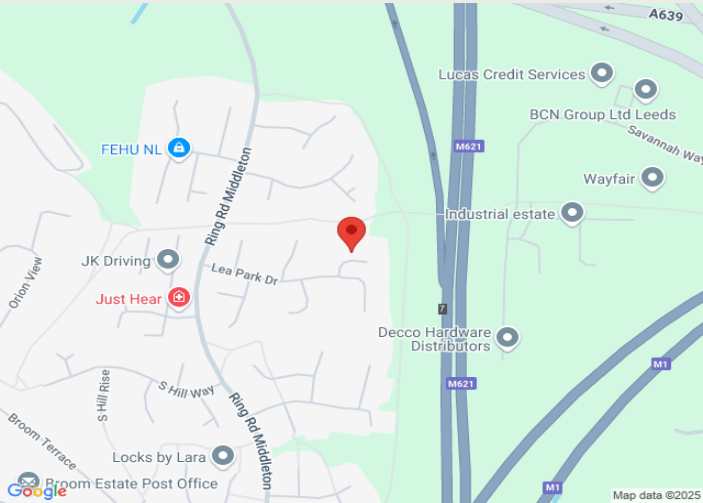
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Floor Plan & Area Map



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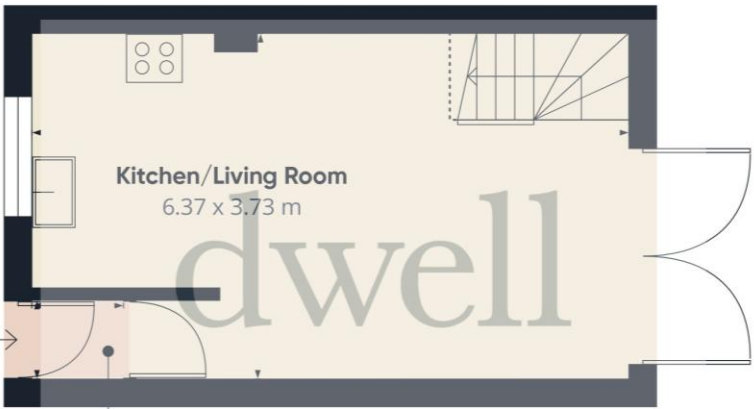
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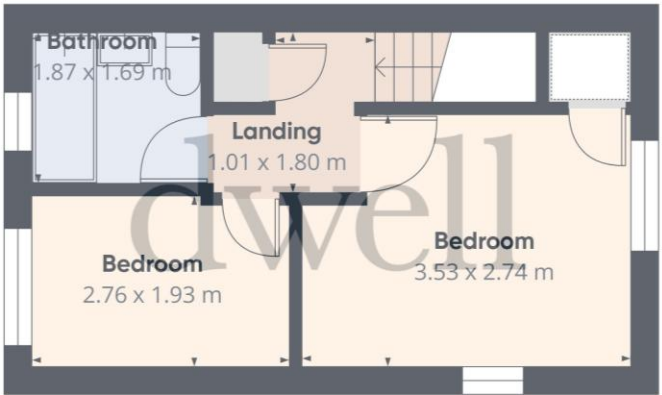
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Floor Plan - Total floor area



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

43.7 m²

Reduced headroom

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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.

GIRAFFE360

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

C