

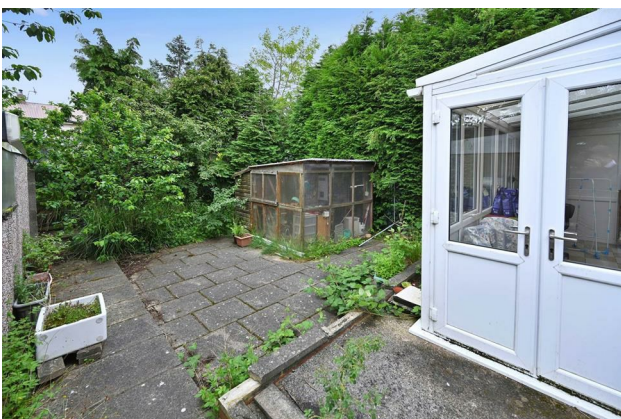
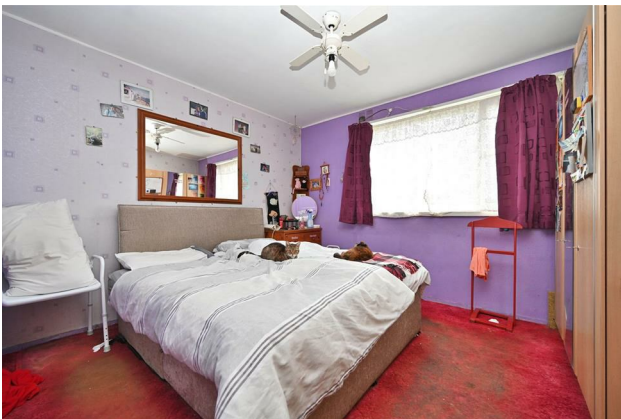
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26 Marshall Street, Yeadon, Leeds, LS19 7XN

Guide Price £134,950

Property Images



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Property Images

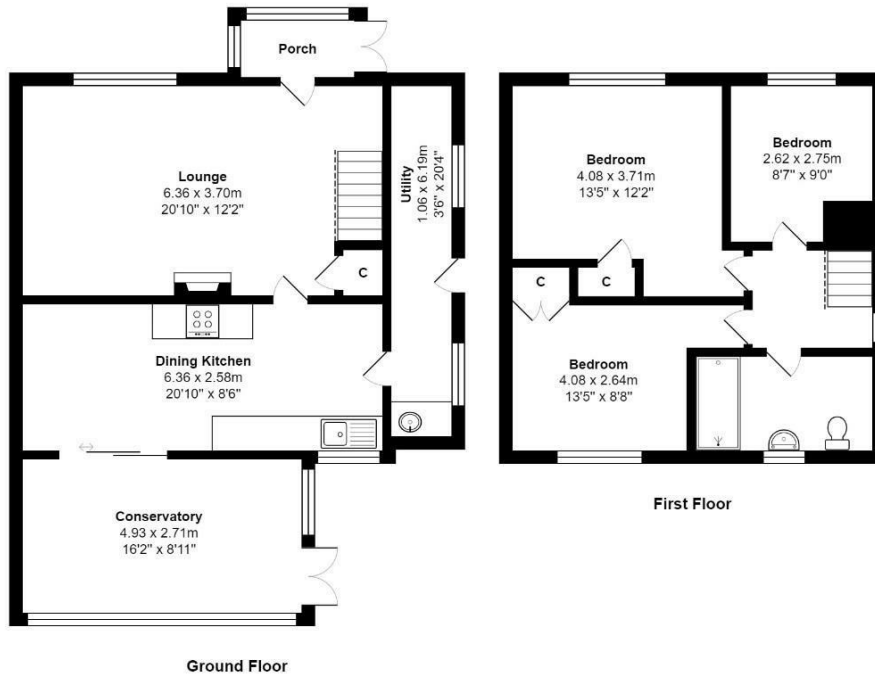
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Property Images

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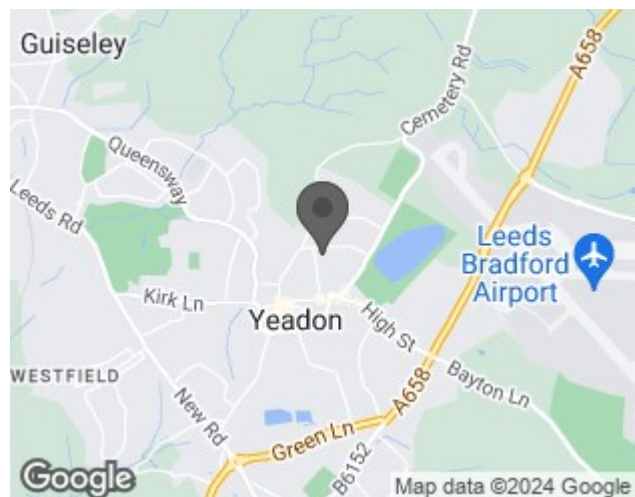
Total Area: 105.9 m² ... 1140 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

This three-bedroom semi-detached property, located in a peaceful cul-de-sac, presents an excellent refurbishment opportunity for investors, promising a lucrative yield. The home features a spacious and versatile layout, offering significant potential to add value through modern updates and improvements.

The accommodation includes an inviting entrance porch leading into the main living areas. The comfortable lounge is filled with ample natural light, providing a relaxing retreat. The generously sized dining kitchen is perfect for family meals and entertaining. A bright and airy conservatory extension offers additional living or dining space. There is also a side porch, which has potential for use as a utility space or additional storage. The property boasts three well-proportioned bedrooms, offering flexibility for family living or tenants. The centrally located house bathroom is ready for refurbishment to modern standards.

Externally, the property features generous garden spaces to the front and rear, providing ample outdoor relaxation and entertainment areas. The convenience of a driveway allows for off-street parking, leading to a detached garage that offers additional storage or parking solutions, enhancing the property's appeal.

Situated within easy reach of local shops, schools, and amenities, this property offers convenience and a sought-after lifestyle. Its prime location and substantial potential make it an attractive prospect for investors looking to maximize returns.

Don't miss out on this fantastic opportunity to transform this property into a highly desirable home or rental investment. Contact us today to arrange a viewing and explore the potential this property holds.

Features

- IDEAL BUY TO LET INVESTMENT • CASH BUYERS ONLY AS NON STANDARD CONSTRUCTION • IN NEED OF UPDATING • POPULAR LOCATION • CUL DE SAC POSITION • CONSERVATORY EXTENSION • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • ONCE UPDATED, WOULD RENT FOR AROUND £1000 PCM