



**Atha Close, Leeds LS11 7DA**

**welcome to**

## **Atha Close, Leeds**

PERFECT FTB/YOUNG FAMILY HOME, TWO BEDROOM SEMI DETACHED accommodation, LIVING ROOM, KITCHEN/DINER, HOUSE BATHROOM, DRIVEWAY providing parking for two cars, ENCLOSED PAVED and LAWNED GARDEN to the rear. Good access to motorway links.

### **Entrance Porch**

Door to the front and door leading into the living room.

lawned area.

### **Living Room**

uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing and door leading through to the kitchen.

### **Kitchen/Diner**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, electric oven, gas hob, space for a fridge freezer, washing machine, tumble dryer and dishwasher, gas central heating radiator, uPVC double glazed window and door to the rear.

### **First Floor Landing**

Access to both bedrooms and the house bathroom.

### **Bedroom One**

uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator.

### **Bedroom Two**

uPVC double glazed window to the rear, storage cupboard, gas central heating radiator, loft access.

### **House Bathroom**

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, part tiled walls, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the side providing parking for two cars and to the rear is an enclosed garden with paved area, perfect for seating with steps leading to a





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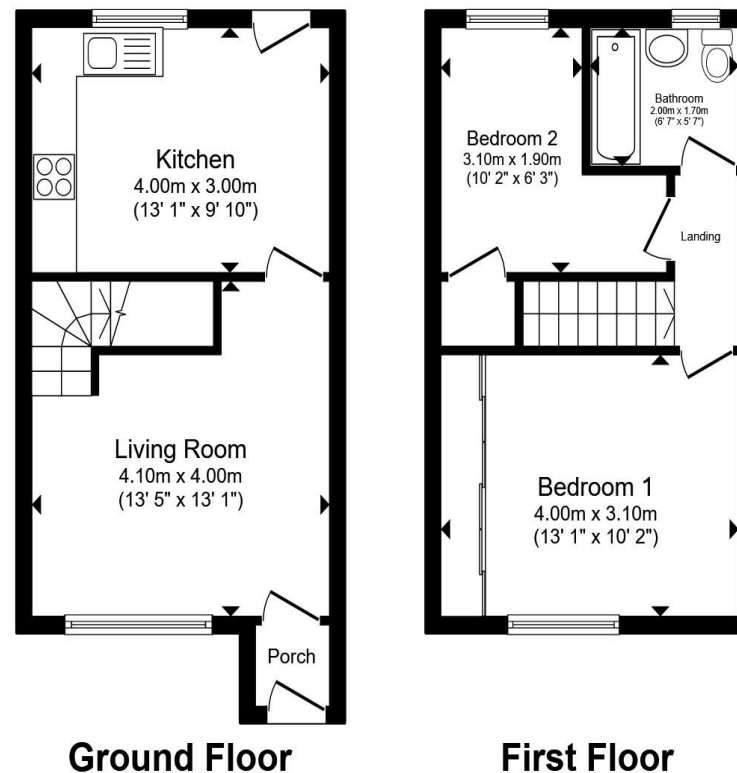
## Atha Close, Leeds

- Two bedroom semi detached accommodation
- Perfect FTB/young family home
- Cul-de-sac location
- Driveway to the side
- Enclosed lawned and paved garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over

**£150,000**



Total floor area 57.6 m<sup>2</sup> (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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MLY111948 - 0002

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