



Sissons Grove, Leeds LS10 4LG

welcome to

Sissons Grove, Leeds

Appealing to owner occupiers and INVESTORS, THREE bedroom END TERRACE accommodation, LIVING ROOM, FITTED KITCHEN, DOWNSTAIRS BATHROOM and SEPARATE WC, THREE first floor BEDROOMS. GARDENS to both front and rear. The property is currently rented and the tenant is paying £847.69 pcm.



Entrance Hall

uPVC double glazed door to the front.

Please Note:

The tenant is currently paying £847.69 pcm.

Downstairs Wc

Low level flush WC, uPVC double glazed window to the rear.

Kitchen

A fitted kitchen with a sink and drainer, space for an oven, fridge freezer and washing machine, uPVC double glazed window to the rear and uPVC double glazed door to the side.

Living Room

15' 3" x 13' 7" (4.65m x 4.14m)

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

Downstairs Bathroom

Bath with taps and shower over, part tiled walls,

uPVC double glazed window to the rear.

First Floor Landing

uPVC double glazed window to the side, loft access which is part boarded. Access to all bedrooms.

Bedroom One

9' 8" x 16' 8" (2.95m x 5.08m)

Two uPVC double glazed windows to the front, gas central heating radiator.

Bedroom Two

11' 8" x 8' 5" (3.56m x 2.57m)

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

8' 3" x 7' 11" (2.51m x 2.41m)

uPVC double glazed window to the rear, gas central heating radiator.

Exterior

Gardens to both front and rear.



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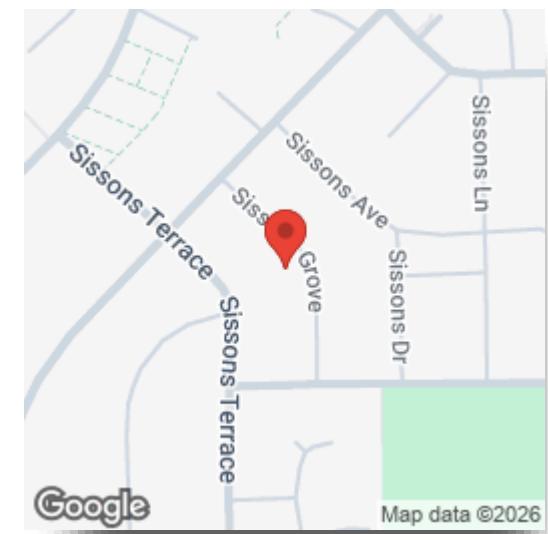
- Three bedroom end terrace accommodation
- Appealing to owner occupiers and investors
- Gardens to front and rear
- Downstairs bathroom & WC
- Good access to motorway links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£120,000



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Property Ref:
MLY111376 - 0006

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 **william h brown** Incorporating **Porter Glenny**



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