



**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.

**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.

**Please Note:**

The tenant is currently paying £847.69 pcm.



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## **Sissons Grove, Leeds**

- 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLY111376 - 0006

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