



Thornhill Road, Leeds LS12 4LL

welcome to

Thornhill Road, Leeds

Offered with vacant possession, this three-bedroom end terrace features a downstairs WC, kitchen diner, lounge, driveway parking, gas central heating, double glazing and enclosed gardens. Ideal first-time buy or family home.



Property Information

Offered for sale with vacant possession and no onward chain, this spacious three-bedroom end terrace property greatly improved by the current owner provides an excellent opportunity for first-time buyers, young families and investors alike.

Benefitting from gas central heating, double glazing, a driveway providing off-road parking, and enclosed gardens to both the front and rear, the property offers practical accommodation in a convenient residential location.

The accommodation briefly comprises an entrance porch, hallway, spacious lounge, modern fitted kitchen, three bedrooms and a family bathroom. The rear door was replaced approximately five years ago, adding to the property's ongoing maintenance and improvement.

Downstairs Wc

Useful guest / downstairs WC

Entrance Porch

A practical entrance space fitted with laminate flooring, providing a welcoming introduction to the home and useful separation from the main living accommodation.

Lounge

A generous reception room benefiting from two windows allowing plenty of natural light to flood the space. Finished with laminate flooring, the lounge provides ample room for both seating and entertaining.

Kitchen Diner

Fitted with a range of wall and base units incorporating an integrated oven and extractor fan. The kitchen features laminate flooring, inset spotlights and a useful built-in storage cupboard.

Hallway

A bright hallway finished with laminate flooring and offering access to the ground floor accommodation

and staircase to the first floor

Landing

Providing access to all first-floor rooms and benefiting from loft access. The loft is currently unboarded. A cupboard houses the Ideal combination boiler.

Bedroom One

A good-sized double bedroom positioned to the rear of the property. Benefiting from built-in storage and offering space for a range of bedroom furniture.

Bedroom Two

A rear-facing single bedroom, ideal as a child's room, home office or guest bedroom.

Bedroom Three

A well-proportioned single bedroom providing flexible accommodation suitable for a variety of uses.

Bathroom

Comprising a three-piece suite including a bath with shower over. Finished with tiled walls and tiled flooring, inset spotlights and useful built-in storage.

Outside Area

To the front of the property is a gated driveway providing off-road parking together with a gravelled garden area. Both the front and rear gardens are enclosed with fencing. The rear garden offers a low-maintenance outdoor area..

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Thornhill Road, Leeds

- Three-bedroom end terrace property
- Offered with vacant possession
- Driveway providing off-road parking
- Gas central heating
- Double glazing throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117392 - 0003

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