



**Ruthven View, Leeds LS8 3RQ**

**welcome to**

**Ruthven View, Leeds**

A four-bedroom terraced property requiring internal modernisation. Despite the need for updating, the rooms are all generously sized and offer excellent potential, complemented by a spacious cellar. The property is conveniently located close to supermarkets and nearby bus links.



## **Ruthven View Ground Floor Hallway**

Entering through the front door, you step into the hallway with a fitted radiator. The lounge sits to the right, while on the right a staircase rises to the first floor. Toward the rear of the hall, you'll find access to the dining area and kitchen.

## **Lounge**

The lounge is positioned at the front of the property and benefits from a large double-glazed window, a fitted radiator, and coving to the ceiling. It is a well-proportioned room offering good amount of space.

## **Dining Room**

The dining room is generously sized, offering enough space to serve multiple purposes if desired. It features a fitted radiator and a double-glazed window. Within the room, one of the doors provides access to the cellar via a set of stairs, while another provides direct access to the kitchen.

## **Kitchen**

The kitchen is situated at the rear of the property and includes a side-facing double-glazed window, along with a side door providing access to the outside. It is fitted with a range of wall and base units, a sink with drainer, space for a cooker, and room for an under-counter appliance. The walls are partly tiled.

## **First Floor Bathroom**

The bathroom includes a front double-glazed window and a fitted radiator. It is equipped with a bath and overhead shower, along with a toilet and wash basin. The walls are fully tiled.

## **Bedroom Two**

Located on the first floor, this well-sized room features a double-glazed window, a fitted radiator, a built-in cupboard, and a gas fireplace.

## **Bedroom Four**

Bedroom Four features a front double-glazed window and a fitted radiator.

## **Second Floor Bedroom One**

Located at the rear of the property, bedroom one features a large double-glazed window, a fitted radiator, and a good amount of space.

## **Bedroom Three**

Located at the front of the property, this room features a large double-glazed window, a fitted radiator, and a gas fireplace. It is also a good sized space.

## **Basement**

The property includes a spacious cellar, accessed via a door from the dining room. The cellar also benefits from a small front window.

## **Outside**

A small front yard with a short set of steps leading up to the front door.



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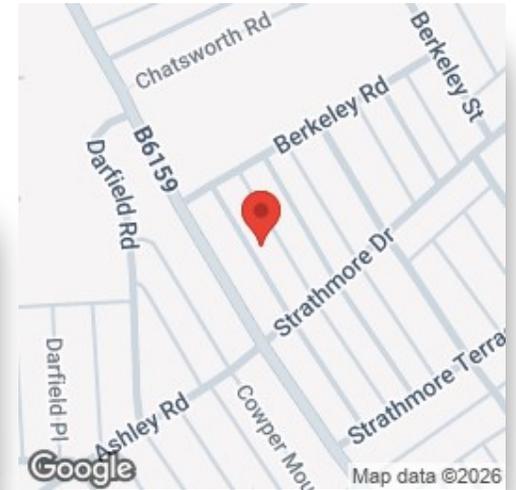
**welcome to**

## **Ruthven View, Leeds**

- NO ONWARD CHAIN
- FOUR BEDROOM
- SPACIOUS ROOMS
- LARGE CELLAR SPACE
- GOOD POTENTIAL ONCE UPDATED

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

# £160,000



Please note the marker reflects the postcode not the actual property

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