Neville Road, Leeds, LS15 0NN

£175,000

Offered to the market is this two bedroom semi deatched house located on Neville Road, Leeds. The property is situated close to all local amenities including: shops, schools and transport links. The property briefley comprises of: entrance hall way, lounge, kitchen, first floor landing, two bedrooms and wet room. Externally the property benefits from a large south facing rear garden with grass laid to lawn. This property is ideal for first time buyers or investors. To make this house your home please contact the office today to arrange your viewing.

ENTRANCE HALL WAY

Door to the front elevation. Storage cupboard.

LOUNGE

Double glazed windows to the front and rear elevation. Two central heating radiator. Fire with surround. Fitted storage cupboards.

KITCHEN

Range of wall and base units. Double glazed window to the rear elevation. Door to the side elevation. Sink and drainer. Space for fridge/freezer. Plumbing for washing machine.

FIRST FLOOR LANDING

Double glazed window to the front elevation. Heater.

BEDROOM ONE

Double glazed window to the rear elevation. Central heating radiator.

BEDROOM TWO

Double glazed window to the rear elevation. Central heating radiator. Storage cupboard. Loft access.

WET ROOM

Double glazed frosted window to the front elevation. Shower with chair. Wash hand basin. Low flush w.c. Heated towel rail.
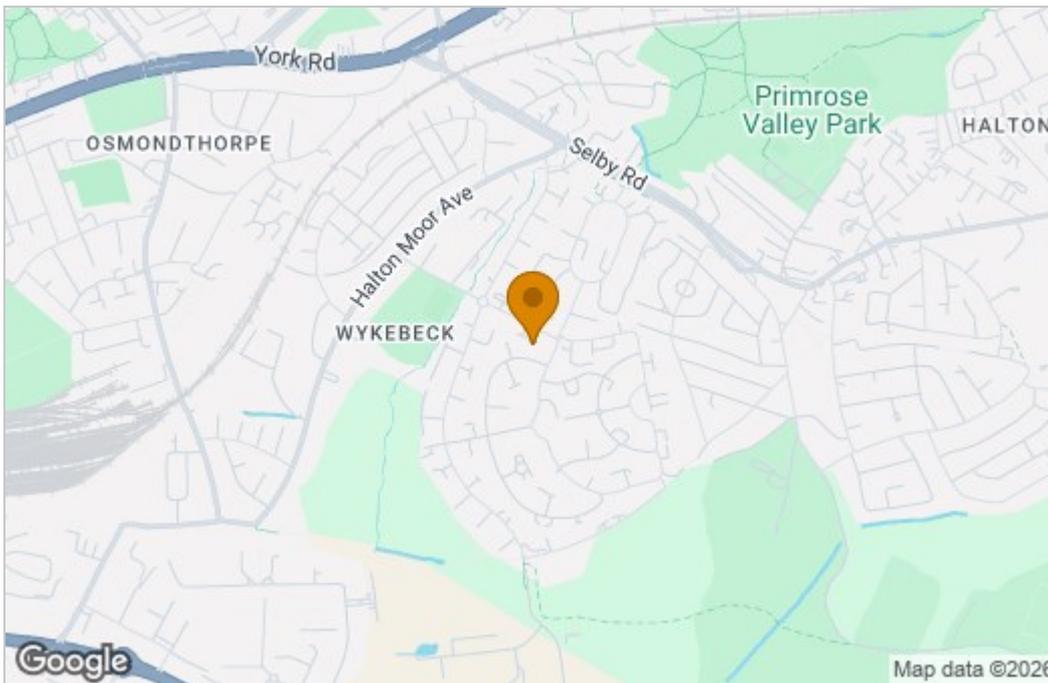
EXTERNAL

Pebbled area to the front elevation. Grass laid to lawn to the rear elevation.
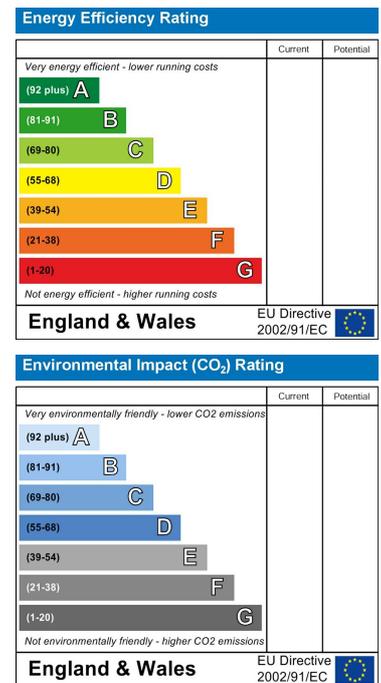
Floor Plan

Floor 0

Kitchen
3.14 x 2.42 m
10'3" x 7'11"

Living Room
3.22 x 5.14 m
10'6" x 16'10"

Hallway
1.82 x 1.79 m
5'11" x 5'10"

Floor 1

Bedroom
3.20 x 3.41 m
10'6" x 11'2"

Bedroom
2.88 x 3.50 m
9'5" x 11'5"

Bathroom
2.33 x 1.60 m
7'7" x 5'2"

Landing
2.63 x 0.84 m
8'7" x 2'9"

Approximate total area[1]

57.1 m²
614 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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