



**St. Aidans Road, Great Preston LEEDS LS26 8AZ**



**welcome to**

**St. Aidans Road, Great Preston LEEDS**

A TWO bedroom SEMI DETACHED home in Great Preston with a bright lounge, fitted kitchen, two good bedrooms and a modern bathroom. Low-maintenance rear GARDEN with DECKING front patio, and VILLAGE LOCATION near SCHOOLS and AMENITIES! MOVE IN READY and CHAIN FREE!



## Front Garden

## Entrance Hall

## Lounge/ Diner

11' 3" x 18' 2" ( 3.43m x 5.54m )

## Kitchen

7' 4" x 12' 1" ( 2.24m x 3.68m )

## Landing

## Bedroom One

12' 7" x 4' 1" ( 3.84m x 1.24m )

## Bedroom Two

8' 10" x 9' 7" ( 2.69m x 2.92m )

## Bathroom

## Rear Garden

## Agents Note

This property is Non-Standard concrete construction



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welcome to

## St. Aidans Road, Great Preston LEEDS

- \*\* GUIDE PRICE £160,000 - £170,000 \*\*
- TWO Bedroom, SEMI DETACHED Property
- Front and Rear GARDENS
- SOUGHT AFTER LOCATION
- Spacious Lounge/ Diner

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

guide price

**£160,000 - £170,000**



Total floor area 64.5 m<sup>2</sup> (694 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and windows are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF114219 - 0004

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