

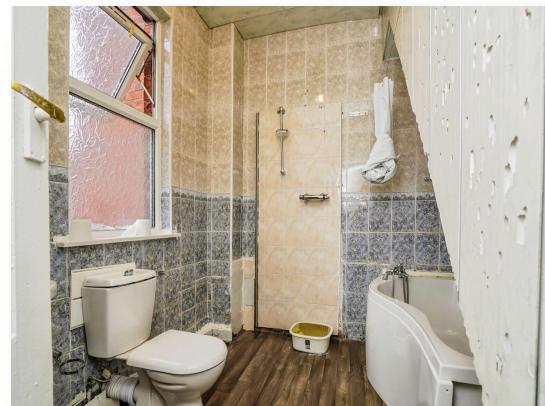


Shepherds Lane, LEEDS LS8 5AT

welcome to

Shepherds Lane, LEEDS

This four-bedroom mid-terrace home offers two spacious reception rooms and a fully enclosed front yard. Conveniently located within easy reach of local shops and boasting strong bus links to the city centre. While the property requires some refurbishment, it presents excellent potential.



Shepherds Lane Hallway

Upon entering through the porch, you are welcomed into the hallway, with reception rooms to either side and the kitchen positioned at the rear.

Lounge One

Lounge One is situated to the left of the hallway and benefits from two double-glazed windows and a fitted radiator. It is accessed via a door from the hallway, with an additional door leading directly into the kitchen. The room is finished with laminate flooring.

Lounge Two

Lounge Two is positioned to the right of the hallway and benefits from a front double-glazed window, fitted radiator, and ceiling coving. The room is finished with laminate flooring.

Kitchen

The kitchen is positioned at the rear of the property and includes a rear double-glazed window and a door providing access to the outside. While the space requires updating, it currently features fully tiled walls, a range of wall and base units with ample worktop space, a sink with drainer, and under-counter provisions for appliances.

First Floor

Bedroom One

Bedroom One is situated on the first floor and benefits from two large double-glazed windows and a fitted radiator. The room is finished with carpet flooring.

Bedroom Two

Bedroom Two is situated on the first floor and offers generous space, featuring two large double-glazed windows, a fitted radiator, ceiling coving, and carpet flooring.

Bathroom

The bathroom is located at the rear of the first floor. While it requires updating, it currently includes a

double-glazed window, bath, toilet, and sink.

Second Floor Bedroom Three

Bedroom Three is situated on the second floor and benefits from a roof window, fitted radiator, and carpet flooring.

Bedroom Four

Bedroom Four is located on the second floor and features a roof window, fitted radiator, and carpet flooring.

Outside

The property features a front yard that is fully enclosed by a wall and secured with a gate.

Cellar

Door located on the ground floor gives access to stairs leading to the cellar.



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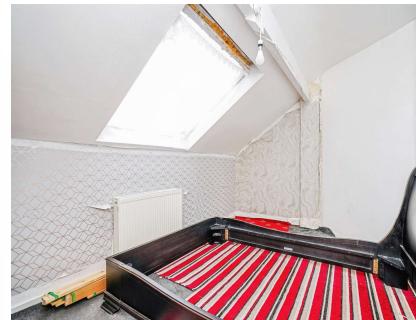
Shepherds Lane, LEEDS

- FOUR BEDROOM
- MID TERRACE
- OFFERS EXCELLENT POTENTIAL ONCE RENOVATED
- TWO RECEPTION ROOMS
- ENCLOSED FRONT YARD

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£250,000



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Property Ref:
OAK109525 - 0008

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Please note the marker reflects the postcode not the actual property



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