



Stoneacre
Properties



Wharfedale Place

Leeds, LS7 2LG

£180,000



Wharfedale Place

Leeds, LS7 2LG

£180,000



***IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY *** TWO BEDROOM PROPERTY *** SUPERB LOCATION ***

Stoneacre Properties are delighted to offer for sale this well maintained and well-presented two double bedroom back to back terraced character period property, situated in a quiet cul-de-sac location just off Meanwood Road. The property is close to all local amenities, offers excellent transport links, and is within easy reach of Leeds city centre.

The main accommodation is arranged over three floors and briefly comprises a reception room, a kitchen, and two generous double bedrooms. In addition, the property benefits from a large basement, ideal for providing extra storage space or a utility area. Externally, there is a well-maintained front garden.

In our opinion, this property would make an excellent first-time purchase or an attractive investment opportunity, and we do not expect it to remain available for long given its location and price.

ENTRANCE/LIVING ROOM

The entrance opens directly into a bright and welcoming living room, enhanced by tall ceilings and built in storage. The room features a gas fireplace, a central heating radiator, and a large window that allows plenty of natural light. A doorway leads through to the kitchen, and a staircase rises to the first floor.

KITCHEN

The kitchen offers a good range of fitted units with wooden worktops and tiled splash backs. It is equipped with an integrated oven, gas hob, a wash basin and drainer, and space for additional appliances, including plumbing for a washing machine. Stairs lead down to the basement. A large window provides plenty of natural light, while a central heating radiator ensures comfort.

BATHROOM

The bathroom features a three-piece suite comprising a bathtub, corner shower, and wash basin with drainer, along with a toilet. Partially tiled walls complement the space, and a large window allows plenty of natural light. The room is finished with a central heating radiator for added comfort.

BEDROOM 1

A bright and spacious bedroom with polished wooden flooring. The original coal fireplace is complemented by decorative tiling. Fitted wardrobes provide generous storage. A large window fills the space with natural light, and a central heating radiator is also included.

BEDROOM 2

A bright and airy room featuring polished wooden flooring that extends throughout the space. The tall dormer ceiling enhances the sense of openness, while a large window allows plenty of natural light to fill the room. A central heating radiator provides warmth, and a staircase leads down to the floor below, adding convenient access and character to the space.

BASEMENT

Featuring full original brick walls and ample space, this area is ideal for storage or a utility room. It includes the boiler and meters, with stairs providing direct access to the kitchen.

EXTERNAL

Low-maintenance front garden with a gate.



Road Map



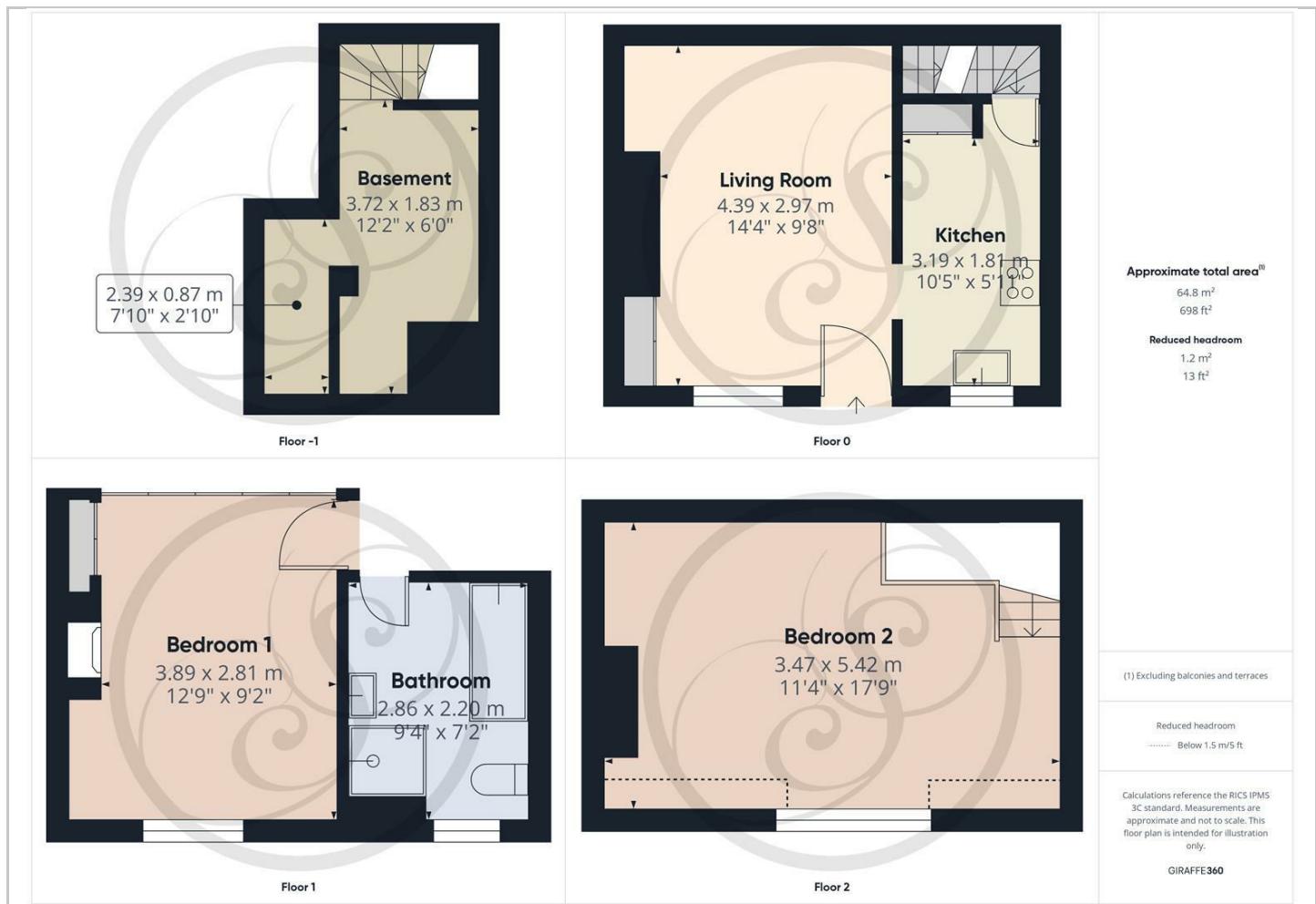
Hybrid Map



Terrain Map



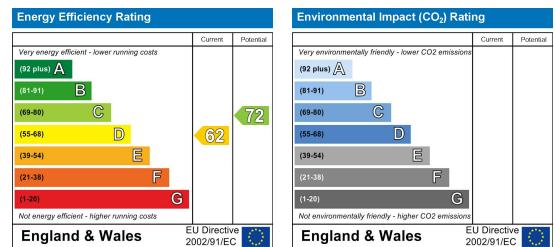
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.