

MARTIN&CO

Abbeydale Garth, Kirkstall

Asking Price Of £159,950

****CHAIN FREE** **ONE BEDROOM SEMI-DETACHED** **PRIVATE DRIVEWAY** **FRONT & REAR GARDEN** **IDEAL FOR FIRST-TIME BUYERS OR INVESTORS****

A fantastic opportunity to purchase this well-presented, one-bedroom, semi-detached property in the popular Kirkstall area of Leeds. Offered chain free and ready to move into, the property benefits from a good-sized double bedroom, useful entrance porch and understairs storage, private driveway and front and rear gardens. Ideally located for access to a range of local amenities, excellent transport links and Leeds City Centre, the property also offers scope for a new owner to put their own stamp on it.





Key Features:

- OFFERED TO THE MARKET CHAIN-FREE
- SEMI-DETACHED ONE BEDROOM PROPERTY
- OFF-STREET PARKING
- PRIVATE REAR GARDEN
- UNDERSTAIR STORAGE
- WELL-ESTABLISHED RESIDENTIAL AREA
- POPULAR KIRKSTALL LOCATION
- EXCELLENT TRANSPORT LINKS NEARBY
- GREAT OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS
- COUNCIL TAX BAND: B







Offered to the market chain free, this well-presented, semi-detached, one-bedroom property offers an excellent opportunity for a first-time buyer or investor. Ready to move into, the property also provides scope for a new owner to personalise the accommodation to their own taste.

Upon entering the property, you are welcomed into a useful entrance porch, providing a practical additional space for coats, shoes and general storage. The porch leads through into the main accommodation, with the kitchen benefiting from a useful understairs cupboard, providing further valuable storage space.

The kitchen is fitted with a range of wall and base units, offering ample cupboard storage alongside worktop space. There is an oven and gas hob, with space for the usual kitchen appliances. A window provides natural light, whilst a glazed door offers access towards the outside.

The living room provides a comfortable area to relax and unwind, with ample room for a range of living room furniture. The neutral décor and practical layout create a welcoming space, ready to be enjoyed.

The double bedroom is a good size, benefiting from two windows which allow plenty of natural light to enter, along with a useful deep storage cupboard to help maximise the available space.

The bathroom comprises a bath with an overhead shower and glass shower screen, alongside a wash basin and WC. The fully tiled walls provide a practical finish.

Externally, the property offers excellent outdoor space. To the front is a small garden area, adding to the property's kerb appeal, whilst the private rear garden provides a pleasant outdoor space to enjoy during the warmer months. The garden features a lawned area alongside a paved pathway and patio, offering space for outdoor seating and gardening. The property also benefits from a private driveway, providing convenient off-street parking.





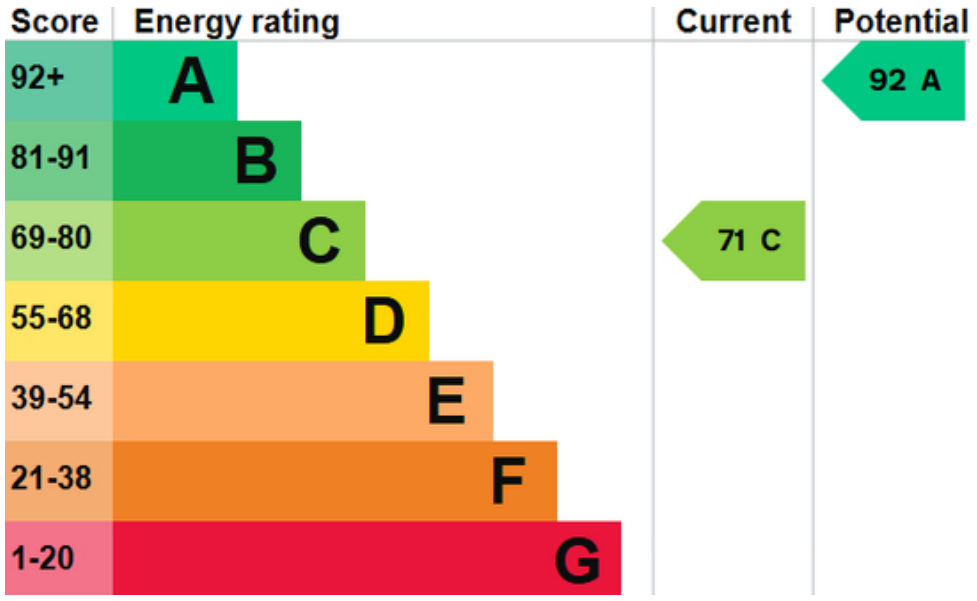
LOCATION & TRANSPORT LINKS

The property is situated within a popular residential area of Kirkstall, a well-established and sought-after suburb to the west of Leeds. Kirkstall is particularly popular due to its excellent range of amenities and convenient transport links, whilst also being within easy reach of Leeds City Centre. A variety of shops, supermarkets, cafés, bars and restaurants can be found within the surrounding area, with further amenities available in nearby Headingley and Horsforth.
For commuters, the location is well placed for access to Leeds City Centre and the surrounding areas, with regular bus services providing convenient connections. Kirkstall Forge railway station is also nearby, offering rail connections towards Leeds and Bradford. The area is well positioned for access to the major road networks, including the A65 and A6120, making travel by car straightforward.

Kirkstall also offers a good selection of green spaces and places to enjoy the outdoors, with Kirkstall Abbey and its surrounding parkland close by. The area is particularly appealing to those wanting the convenience of being close to the city whilst retaining a more residential setting.

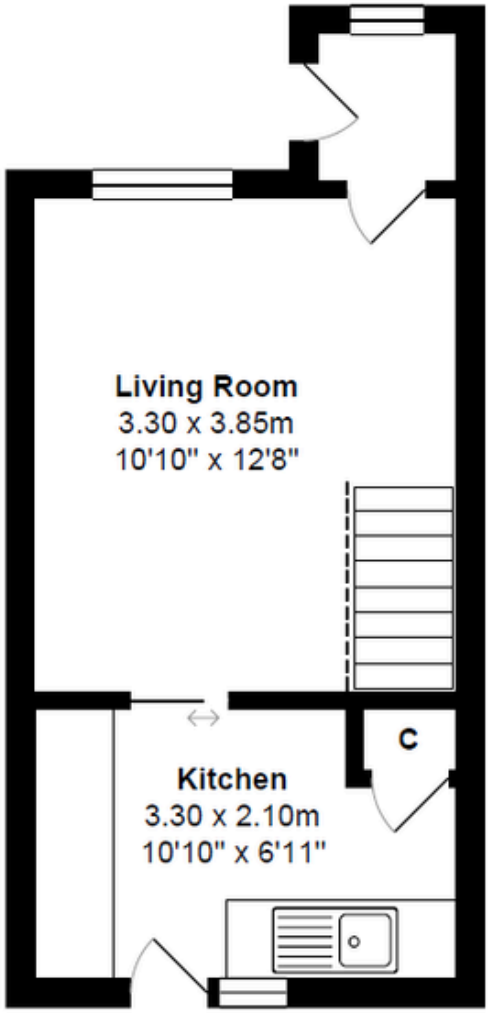
Overall, this is a fantastic opportunity to acquire a chain-free property in a popular and well-connected Leeds location. With a private driveway, front and rear gardens, a good-sized double bedroom and useful storage, this property offers comfortable accommodation with plenty to appeal to first-time buyers and investors alike!



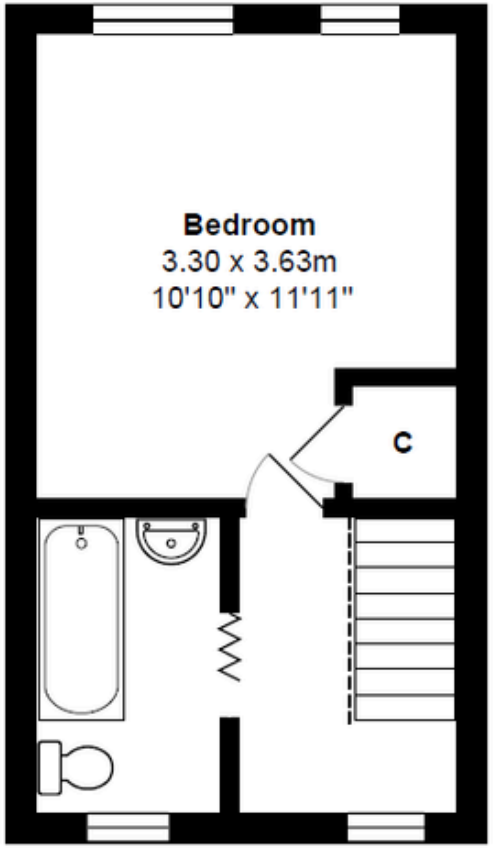


1 | 1 | Off-Road Parking | Council Tax = B

1 | Freehold | Semi-Detached | C



Ground Floor



First Floor

Total Area: 41.7 m² ... 449 ft²

All measurements are approximate and for display purposes only

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