



Abbeydale Garth, LEEDS LS5 3RQ

welcome to

Abbeydale Garth, LEEDS

A ready-to-move-into one-bedroom semi-detached home in a popular Kirkstall location, close to amenities and transport links. Ideal for first-time buyers, investors or downsizers, with driveway parking and a generous low-maintenance garden.



Abbeydale Garth

Offering ready-to-move-into accommodation, this one-bedroom semi-detached home is situated in a popular residential area of Kirkstall, close to local amenities and excellent transport links. Ideal for first-time buyers, investors, or those looking to downsize, the property must be viewed to fully appreciate what's on offer. The accommodation briefly comprises an entrance porch, a spacious lounge, and a fitted kitchen to the ground floor. To the first floor, there is a double bedroom, shower room, and loft access. Externally, the home features a driveway providing ample off-street parking and a generous, low-maintenance paved rear garden.

Ground Floor

Entrance Porch

Door to the front opening in the porch with internal door to the lounge

Lounge

12' 7" x 10' 10" max (3.84m x 3.30m max)

A lovely bright reception room with neutral decor, radiator and stairs up to the first floor

Kitchen

10' 9" x 6' 11" (3.28m x 2.11m)

The fitted kitchen offers a range of wall and base units with laminate work surfaces, incorporating a stainless-steel sink with mixer tap and metro-style tiled splashbacks. There is space for several appliances, including a washing machine, tumble dryer, oven and fridge freezer. The room also features a useful storage cupboard, tiled flooring, and a window and door leading to the rear.

First Floor

Landing

with stairs from the ground floor, window to the rear and access to the part boarded loft via a pull down ladder - ideal for storage.

Bedroom

11' 11" x 10' 10" (3.63m x 3.30m)

A spacious double bedroom with neutral decor, ample space for free standing furniture, radiator and two windows to the front

Shower Room

Comprising; Enclosed shower cubicle, wash basin, low flush wc, radiator and window to the rear.

Outside

The property benefits from a driveway providing ample off-street parking, along with a front garden laid to lawn.

To the rear, there is a generous, low-maintenance outdoor space with paved areas and fenced boundaries.



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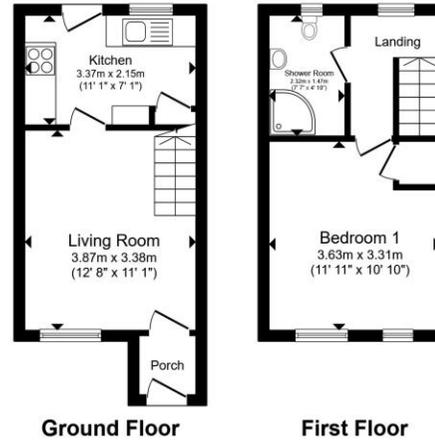
welcome to

Abbeyle Garth, LEEDS

- Ready-to-move-into one-bedroom semi-detached home
- Popular Kirkstall location
- Driveway providing ample off-street parking
- Generous low-maintenance rear garden
- Ideal for first-time buyers, investors or downsizers

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Total floor area 41.4 m² (446 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 area), openings and orientation 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 inspection(s). Powered by www.propertybox.io



£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107497 - 0002

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