



£129,995

93 Cow Close Road, Leeds, West Yorkshire, LS12 5PD

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Early internal viewing is highly recommended for this SPACIOUS TWO BEDROOM BACK TO BACK TERRACED HOUSE situated amidst similar style property in a popular residential area of Wortley. This property is being sold CHAIN FREE on completion and would make an ideal purchase for a variety of BUYERES including FIRST TIME BUYERS & LANDLORDS, (Possible Rental Income CIRCA £825.00 pcm).

The GROUND FLOOR comprises of a GOOD SIZED LIVING ROOM with a fire place & hearth with an inset gas fire, a FITTED KITCHEN with a range of fitted wall drawer & base units and access to a good sized cellar space.

To the first floor there is a LARGE DOUBLE BEDROOM with ample space for a range of bedroom furniture as well as fitted wardrobes and a Bathroom / WC comprising of a paneled bath & a separate shower cubicle. Stairs rise from the LANDING to the second floor.

GROUND FLOOR:

Living Room:

Double glazed window, fire place & hearth with an inset gas fire, central heating radiator, stairs rising to the first floor accommodation

Fitted Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar

Cellar:

The cellar provides a useful storage space

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the first floor

Bedroom One:

Double glazed window, fitted wardrobes, central heating radiator

Bathroom / WC:

Double glazed window, a four piece suite comprising of a paneled bath, a separate shower cubicle, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Bedroom Two:

Double glazed window, central heating radiator

TO THE OUTSIDE:

Front Yard:

To the front of the property, there is a small yard space

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8433-6924-5150-0533-6906>

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Please use the postal code LS12 5PD in Sat. Nav. Number 93 Cow Close Road can be found signified by our FOR SALE SIGN

