





Balks Cottage Walkers Lane,Leeds LS12 4AF

william h brown

welcome to

Balks Cottage Walkers Lane, Leeds

Substantial three double bedroom end terrace offered for sale by Modern Method of Auction. Occupying a generous south-facing corner plot with far-reaching views, cellar, conservatory, loft storage, fruit trees and original features throughout, offering superb potential to modernise and add value.













Auctioneer's Comments

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Property Information

Offered for sale by Modern Method of Auction this substantial three-bedroom end terrace occupies a generous corner plot within a cul-de-sac setting and presents an exciting opportunity for buyers seeking a home with enormous potential. Requiring some modernisation the property retains a wealth of character features including high ceilings, feature fireplaces and a traditional Victorian entrance porch.

The accommodation comprises an entrance porch, spacious lounge, separate dining room, fitted kitchen, conservatory, downstairs WC and a useful cellar which offers potential for conversion, subject to any necessary consents. To the first floor are three genuine double bedrooms, each enjoying pleasant outlooks, together with a family bathroom. The partially boarded loft spans the full width of the house and is accessed via a loft ladder, providing excellent storage potential.

Externally, the property truly excels. Occupying a large corner plot, the predominantly south-facing garden enjoys fantastic far-reaching views and is stocked with a variety of mature fruit trees. Enclosed by traditional walled boundaries and complemented by an original brick-built outhouse, the outside space offers tremendous scope for keen gardeners and families alike.

A rare opportunity to acquire a sizeable period home in a sought-after cul-de-sac location, ideal for those looking to create a long-term family residence.

Entrance Porch

Traditional Victorian-style entrance porch featuring original character and period charm, with historic concrete slab flooring creating an authentic introduction to the property.

Entrance Hall

Welcoming central hallway providing access to the principal ground floor accommodation while showcasing the generous proportions typical of homes from this era.

Downstairs Wc

Convenient ground floor cloakroom fitted with WC facilities.

Lounge

A spacious reception room featuring impressive high ceilings, creating a wonderful sense of space and light. A traditional coal fire forms an attractive focal point, while windows frame pleasant views across the surrounding area.

Dining Room

Separate dining room offering ample space for family dining and entertaining. The room benefits from an electric feature fire and retains the character expected from a property of this period.

Kitchen

Fitted kitchen installed approximately ten years ago, providing a functional range of units and work surfaces with scope for future modernisation to suit individual tastes and requirements.

Conservatory

Located to the rear of the property, the conservatory provides additional living space and enjoys attractive views over the garden. Buyers should note that replacement is likely to be required.

Cellar

Useful lower-ground-floor cellar offering excellent storage and exciting potential for conversion into further living accommodation, home office or hobby space, subject to any required approvals.

Bedroom One

Generous principal double bedroom enjoying far-reaching views. The room retains a beautiful Victorian feature fireplace and benefits from fitted wardrobes, creating practical storage without compromising floor space.

Bedroom Two

Another excellent double bedroom enjoying fantastic long-distance views. A particularly bright and sunny room featuring attractive original wooden flooring and a pleasant outlook

Bedroom Three

A further genuine double bedroom offering flexible accommodation for family members, guests or home working. Access to the loft is available from this room via a fitted loft ladder.

Bathroom

Fitted with a three-piece suite comprising bath, wash hand basin and WC, serving all three bedrooms.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Substantial three double bedroom end terrace
- Cul-de-sac position

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117387 - 0002

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