



Brooklyn Street, Leeds LS12 2BU

welcome to

Brooklyn Street, Leeds

GUIDE PRICE £130,000 - £140,000

A charming terraced residence, which is ideally situated for easy access to Leeds City Centre. Offered for sale with NO ONWARD CHAIN and boasting



Property Information

This charming mid-terraced home on Brooklyn Street offers inviting living spaces and great potential throughout. The property features two well-proportioned bedrooms and a spacious lounge enhanced by a beautiful feature fireplace, creating a warm and welcoming focal point. A front yard adds valuable outdoor space, while the basement provides excellent storage options or the scope for future development. Ideal for first-time buyers or investors, this home combines character, practicality, and a convenient location.

Ground Floor

Lounge

13' 8" x 13' 2" (4.17m x 4.01m)

The lounge features a double-glazed bay window to the front, a welcoming entrance area, a gas feature fireplace, laminate flooring, and a radiator, with access to the kitchen and stairs leading to the first floor.

Kitchen

9' 9" x 5' 5" (2.97m x 1.65m)

The kitchen offers wall and base units with worktops over, a sink and drainer, a double-glazed window to the front, tiled splashback, an integrated oven and hob with extractor fan, and access to the basement.

First Floor

Landing

The landing provides access to stairs leading down to the ground floor and up to the second floor.

Bedroom One

13' 7" x 11' 10" (4.14m x 3.61m)

Bedroom one is a large double room with a double-glazed window to the front, a radiator, and carpet flooring.

Bathroom

The bathroom includes a wash basin, WC, and a bath with shower over, along with tiled walls and flooring and a frosted double-glazed window to the front.

Second Floor

Bedroom Two

19' 1" x 8' 2" (5.82m x 2.49m)

Bedroom two features a double-glazed dormer window to the front, carpet flooring, a radiator, and stairs leading down to the first floor.

Basement

The basement comprises two separate rooms.

External

Front Yard

The front yard features a gated entrance, a patio area, and a mature tree adding character to the space.



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Brooklyn Street, Leeds

- GUIDE PRICE £130,000 - £140,000
- 2 BEDROOMS
- SPACIOUS LOUNGE
- FRONT YARD
- BASEMENT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116657 - 0005

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