

**Bodmin Walk, Leeds LS10 4FU**

**welcome to**

## **Bodmin Walk, Leeds**

\*Property being sold as 35% share with option to buy 100% as freehold\*

FABULOUS TWO BEDROOM MID TERRACE HOME, MODERN and WELL PRESENTED throughout, READY to MOVE INTO, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, HOUSE BATHROOM, PARKING for TWO CARS, ENCLOSED LAWNED GARDEN to the rear.

### **Entrance Hall**

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

### **Living Room**

13' 11" x 10' 8" ( 4.24m x 3.25m )

uPVC double glazed window to the front, gas central heating radiator, understairs storage cupboard and door leading through to the kitchen/diner.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the rear.

### **Kitchen/Diner**

12' 6" x 9' 8" ( 3.81m x 2.95m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven and hob, integrated fridge freezer and dishwasher, gas central heating radiator, uPVC double glazed window to the rear, uPVC double glazed patio doors leading out to the rear garden. Access through to the utility room.

### **Utility Room**

7' 3" x 4' ( 2.21m x 1.22m )

Base units with space for a washing machine. Access to the downstairs WC.

### **First Floor Landing**

Loft access and access to both bedrooms and the house bathroom.

### **Bedroom One**

9' 8" x 14' 1" ( 2.95m x 4.29m )

Two uPVC double glazed windows to the front,

fitted wardrobe.

### **Bedroom Two**

9' 4" x 14' ( 2.84m x 4.27m )

uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of a bath with taps and electric shower, low level flush WC, heated towel rail, part tiled walls.

### **Exterior**

Parking to the front for two cars, EV charger and to the rear is an enclosed lawned garden with paved area, perfect space for the family to enjoy.

### **Please Note:**

The property is currently on a shared ownership but the vendor will be selling as 100% freehold with an annual service charge - for more information on this please speak to your conveyancer.







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## Bodmin Walk, Leeds

- Two bedroom mid terrace home
- Perfect FTB/young family home
- Modern and well presented throughout
- Downstairs WC
- Parking and lawned rear garden

Tenure: Leasehold EPC Rating: B

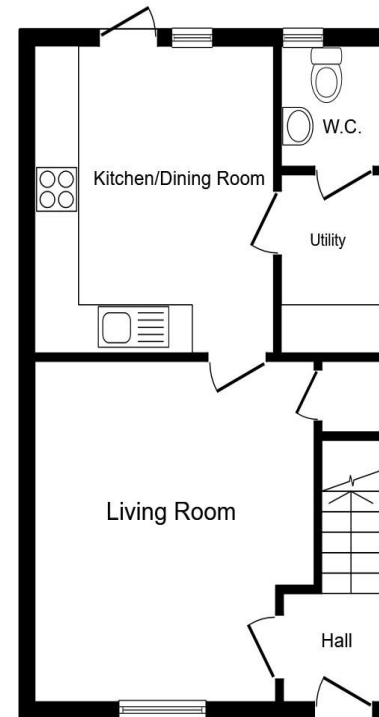
Council Tax Band: B Service Charge: 12.63

Ground Rent: Ask Agent

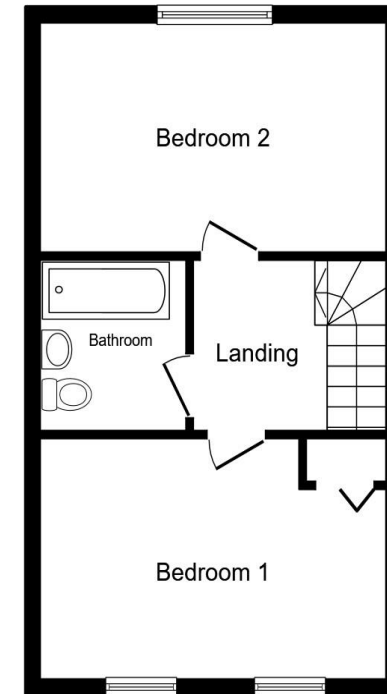
This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 2020.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£71,750**



**Ground Floor**



**First Floor**

Total floor area 77.0 m<sup>2</sup> (829 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](http://www.propertybox.io)



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Property Ref:  
MLY111530 - 0007

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