



**Walford Road, LEEDS LS9 7QT**

**welcome to**

**Walford Road, LEEDS**

A three-bedroom semi-detached property boasting spacious accommodation throughout, a side yard, and an impressive cellar. Ideally positioned close to a variety of local amenities, providing excellent convenience.



## **Walford Road**

### **Ground Floor**

#### **Lounge**

Entering through the front door, you step into the lounge — a spacious room featuring two double-glazed windows to the front and a fitted radiator. The ceiling is finished with spotlights, adding a modern touch.

#### **Kitchen**

Entering the kitchen you'll find a side double-glazed window along with a side external door. A further internal door provides access to the cellar. The kitchen is fitted with a range of wall and base units, a sink with drainer, and houses the boiler.

### **First Floor**

#### **Bedroom Two**

Bedroom Two is located on the first floor and offers a spacious double room featuring a front double-glazed window and a fitted radiator.

#### **Bathroom**

The bathroom is a modern, well-finished space featuring a side double-glazed window. It includes a bath with overhead shower, a vanity sink, and a toilet. Both the walls and floor are fully tiled, and the room is completed with a fitted chrome radiator.

### **Second Floor**

#### **Bedroom One**

Bedroom One is a well-proportioned double room featuring a side double-glazed window and a fitted radiator.

#### **Bedroom Three**

Bedroom Three features a side double-glazed window and a fitted radiator.

#### **Cellar**

The cellar is a generous space, accessed via the stairs leading down from the kitchen. It benefits from both a front and rear window.

#### **External**

The property benefits from an enclosed side yard, which can be accessed either through the gate at the front or via the side door located in the kitchen.



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welcome to

## Walford Road, LEEDS

- SEMI DETACHED
- THREE BEDROOMS
- MODERN BATHROOM
- SIDE YARD
- SPACIOUS CELLAR

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109680 - 0003

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