



**Neville Terrace, Leeds LS9 0LA**

**welcome to**

## **Neville Terrace, Leeds**

FOR SALE with NO CHAIN, this SUPERB mid terrace home is an INCREDIBLE buying opportunity for the young family, or the BUY TO LET investor. With GENEROUS ROOM SIZES throughout, this WELL PROPORTIONED home also includes GARDENS to the FRONT & REAR! Call us to book your viewing!



## **Entrance Hall**

Having the entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

## **Lounge**

Featuring a double glazed window to the rear aspect with fitted wrought iron window grills, a wall mounted electric fire, and a gas central heating radiator.

## **Dining Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with complementary work surfaces over. Includes a stainless steel sink and drainer, plumbing for a washing machine, an electric cooker, tiling to the splash areas, gas central heating radiator, the gas central heating boiler, tiling to the floor, a useful built in storage cupboard, a double glazed window to the rear and a door leading out to the rear garden.

## **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side aspect.

## **Bedroom One**

With a double glazed window to the rear, a gas central heating radiator, and laminate flooring.

## **Bedroom Two**

Double glazed window to the rear, and a gas central heating radiator.

## **Bedroom Three**

Double glazed window to the front aspect, and a gas central heating radiator.

## **House Bathroom**

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Tiling to the walls, an extractor fan, gas central heating radiator, and a double glazed window.

## **Exterior**

Externally the property has block paved garden space with a pathway leading to the front door, and gated access. To the rear is an enclosed garden space with an artificial lawn, patio seating area, and a garden shed.



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## Neville Terrace, Leeds

- Mid Terrace Home
- Three Good Size Bedrooms
- Perfect For The Family Buyer
- Ideal Buy To Let Opportunity
- Front & Rear Gardens

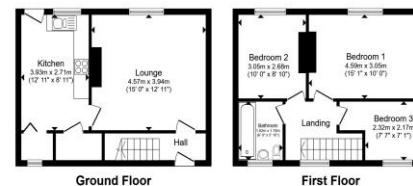
Tenure: Freehold EPC Rating: D

Council Tax Band: A

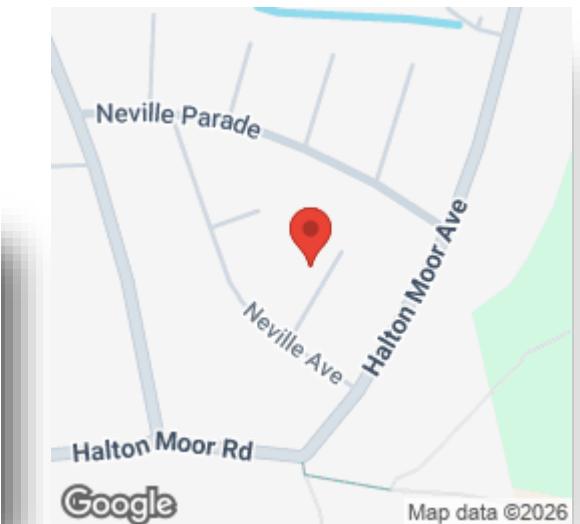
**£170,000**



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Total floor area 79.1 m<sup>2</sup> (852 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 room dimensions shown are approximate and may be subject to change. They are not intended to be relied upon as factually accurate and do not form part of any contract. No liability is taken for any error, omission or misstatement. A buyer must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Please note the marker reflects the postcode not the actual property



Property Ref:  
CGT111454 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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