



Florence Street, Leeds LS9 7AW

william
h brown

welcome to

Florence Street, Leeds

A three-bedroom mid-terrace property featuring a fully enclosed front yard. The home benefits from a spacious cellar and well-proportioned rooms throughout. While some areas would benefit from updating, the property offers strong potential for any buyer.



Florence Street Ground Floor Lounge

Entering through the front door, you step directly into the lounge. The kitchen is positioned to the left. The lounge benefits from a front double-glazed window and a fitted radiator.

Kitchen

The kitchen features a front-facing double-glazed window, a range of wall and base units, and a sink with drainer. It includes an integrated gas hob and oven with an extractor fan above, along with tiled splashbacks. There is also a door within the kitchen that provides access to the cellar.

First Floor Bedroom One

Featuring a front double-glazed window and a fitted radiator, this room also benefits from fitted wardrobes spanning an entire wall, providing excellent storage space. Overall, it is a generously sized room.

Bathroom

The bathroom features a front-facing double-glazed window and a fitted radiator. It includes a bath with an overhead electric shower, a toilet, a wash basin, and an extractor fan. The room is a good size overall.

Second Floor Bedroom Two

Featuring a front-facing double-glazed window and a fitted radiator, this room also includes ceiling spotlights and carpeted flooring.

Bedroom Three

Featuring a front double-glazed window and a fitted radiator, this room also includes ceiling spotlights and carpeted flooring.

Cellar

The cellar can be accessed through a door within the kitchen. It offers excellent storage space, and the boiler is also located in this area.

Outside

At the front of the property, there is a fully enclosed yard with a secure gate. The garden is partly paved, with decking on the opposite side.



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welcome to

Florence Street, Leeds

- MID TERRACE
- THREE BEDROOM
- ENCLOSED FRONT YARD
- LARGE CELLAR SPACE
- SPACIOUS ROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£130,000

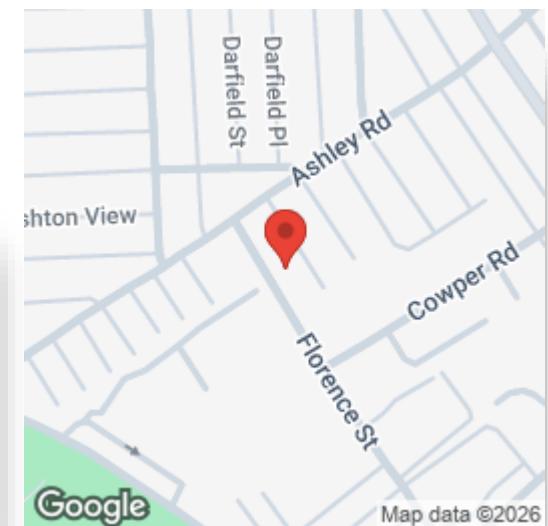


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Property Ref:
OAK109561 - 0002



Please note the marker reflects the
postcode not the actual property



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