



**Florence Street, Leeds LS9 7AW**



**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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## **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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109561 - 0002

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