



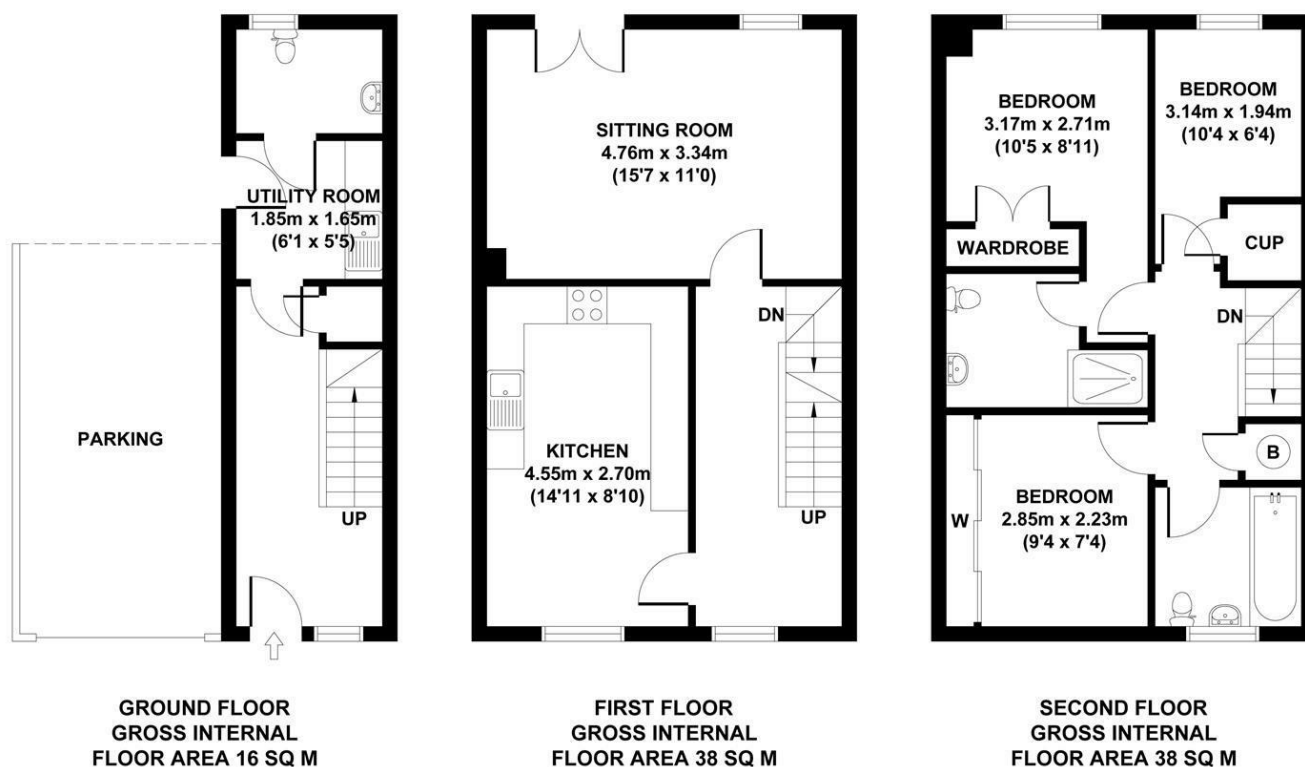
Twine Street, Leeds, LS10 1GN
£180,000

- Townhouse
- Accommodation over 3 floors
- Three Bedrooms
- Two Bathrooms
- Utility Room
- Car Port
- Living Room with Juliet Balcony
- Close to River Aire
- Outskirts of City Centre
- Freehold

Offered for sale is this 3 bedroom freehold Townhouse located at the H2010 development by Miller Homes on the banks of the River Aire. Accommodation is provided over 3 floors and briefly comprises: Entrance Hall, Utility room, Guest WC, Living Room, Dining Kitchen, Three Bedrooms with the Primary having ensuite facilities, House Bathroom. The property also benefits from integral garage/car port and enclosed decked rear garden. Situated close to Leeds Dock and within walking distance of the City Centre the property is also ideally located for access to the motorway network.

EPC Rating B.

Council Tax Band A.



14 TWINE STREET, LEEDS, LS10 1GN

APPROX. GROSS INTERNAL FLOOR AREA 92 SQ M / 990 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Entrance Hallway

Entrance door to hallway, tiled floor, stairs to first floor, storage cupboard, central heating radiator.

Utility 6'1" x 5'5"

having fitted units with worktops over, stainless steel sink and drainer, plumbing for washing machine, Door giving access to carport and rear of property.

Guest W.C.

having low flush WC and wash hand basin, central heating radiator, Double glazed window to rear elevation.

Living Room 15'7" x 11'0"

Double glazed doors to Juliet balcony, Double glazed window to rear elevation, Central heating radiator.

Dining Kitchen 14'11" x 8'10"

Having a range of White gloss wall and base units with worktops over, Integrated electric oven, integrated gas hob with extractor hood over, stainless steel sink with mixer tap, Breakfast bar, Central heating radiator, Double glazed window to front elevation.

Bedroom 1 10'5" x 8'11"

Having built in wardrobes, Central heating radiator, double glazed window to rear elevation.

Ensuite Shower Room

Vanity hand basin, low flush WC, walk in shower.

Bedroom 2 9'4" x 7'4"

Having built in wardrobes, Central heating radiator, double glazed window to front elevation.

Bedroom 3 10'4" x 6'4"

having Central heating radiator, double glazed window to rear elevation.

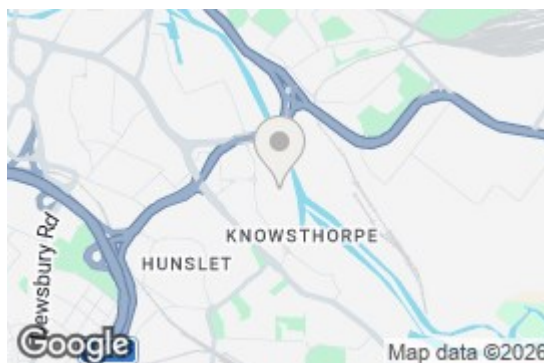
House Bathroom

Part tiled Bathroom with 3 piece White suite comprising: Low flush wc, Pedestal sink and panelled bath with shower over, double glazed window to front elevation.

External

To the front of the property is a garage door giving access to the carport. To the rear of the property is an enclosed decked garden.

Three bedroom, two bathroom townhouse located on the edge of the River Aire on the outskirts of Leeds City Centre.



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.