



Norfolk Place, Leeds LS7 4PT

william
h brown

welcome to

Norfolk Place, Leeds

An end-terrace three bedroom house set in a quiet cul-de-sac, offering low maintenance gardens and a garage en bloc. The property requires cosmetic updating but offers great potential, and is available with no onward chain, making it ideal for buyers looking to add value.



Roof

The roof was fully replaced in 2023 with Building Regulations Compliance certificate and a QANW 10 year insurance backed guarantee.

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

A spacious room with sliding doors opening to the dining room.

Kitchen/Diner

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above. The oven is integrated and there are spaces for all other appliances. The dining area has ample room for a table and chairs with sliding doors opening to the lounge.

Rear Porch/Utility

This was added in 2022, has plumbing for a washing machine and is a great space for shoes and boots.

Bedroom One

A good size double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

With tiling to splash areas, fitted with a three-piece suite comprising a bath with shower over, wc and hand basin.

Loft

The loft is fully boarded and insulated with Envirovent Atmos Loft mounted unit with heater,

whole house ventilation system.

Outside

There are low maintenance pebbled gardens to the front and rear.

Garage

A single garage en-bloc.

Agents Note

Please note that the conservatory next door was constructed in 2000 and marginally encroaches the boundary line.



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welcome to

Norfolk Place, Leeds

- END TERRACE HOUSE
- THREE BEDROOMS
- LOW MAINTENANCE GARDENS
- GARAGE EN BLOC
- CUL-DE-SAC POSITION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£290,000



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Property Ref:
OAK109553 - 0003

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Please note the marker reflects the postcode not the actual property



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