



**Recreation Terrace, Leeds LS11 0AW**

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## **Recreation Terrace, Leeds**

PERFECT INVESTMENT OPPORTUNITY, NO ONWARD CHAIN, ONE BEDROOM MID BACK to BACK TERRACE, having good access to Leeds City Centre and motorway links. LIVING ROOM, SEPARATE KITCHEN, BASEMENT CELLAR, ONE BEDROOM and HOUSE BATHROOM. ON STREET PARKING. Yearly rental income £8100 advised by the vendor.

### **Auctioneer's Comments**

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### **Lounge**

13' 7" x 13' 5" ( 4.14m x 4.09m )

Composite door to the front, uPVC double glazed window to the front, gas central heating radiator, access into the kitchen.

### **Kitchen**

11' 1" x 6' ( 3.38m x 1.83m )

Has a fully fitted kitchen with a range of wall and base units with work surfaces over, incorporating sink and drainer, space for washing machine, oven and fridge freezer, uPVC double glazed window to the front. Stairs leading to the basement cellar.

### **Basement Cellar**

Gas central heating radiator, ideal for storage.

### **First Floor Landing**

Storage cupboard, gas central heating radiator, loft access. Access to bedroom one and house bathroom.

### **Bedroom One**

13' 8" x 12' 3" ( 4.17m x 3.73m )

uPVC double glazed window to the front, gas central heating radiator, storage cupboard housing the boiler.

### **House Bathroom**

A three piece bathroom suite comprising of bath with electric shower, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

### **Exterior**

On street parking.





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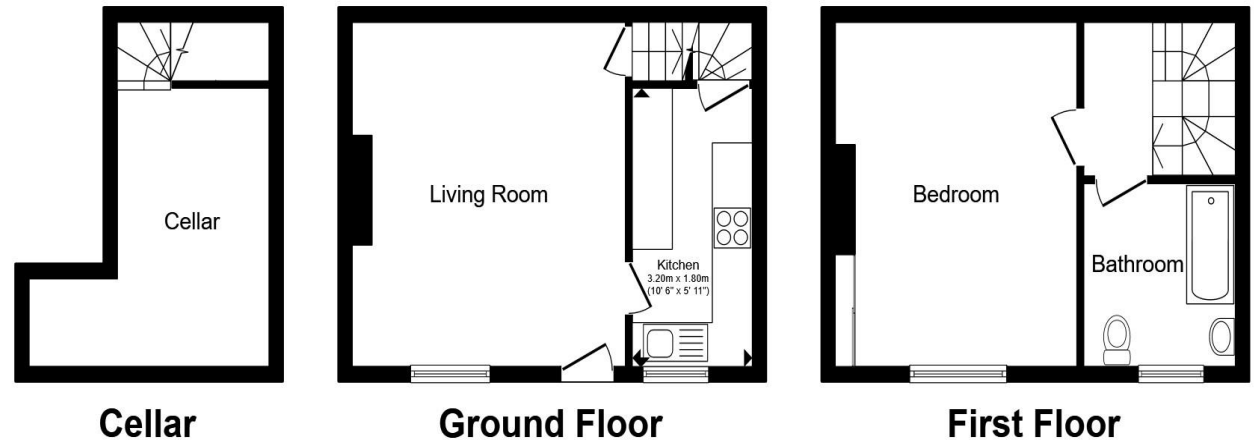
## Recreation Terrace, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One bedroom mid back to back terrace
- No onward chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£75,000**



Total floor area 68.7 m<sup>2</sup> (739 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MLY111513 - 0003

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