



65 WOODLEA MOUNT, LEEDS, WEST YORKSHIRE LS11 7NT

£135,500



PROPERTY REFERENCE CODE: RS3415

65 WOODLEA MOUNT, LEEDS, WEST YORKSHIRE LS11 7NT

TAKE A LOOK AT THIS TWO BED, MID THROUGH TERRACE, SITUATED IN THE POPULAR AREA OF BEESTON, LEEDS, LS11. THIS WOULD MAKE A GREAT FIRST TIME BUY OR INVESTMENT. THIS IS CLOSE TO GREAT LOCAL PRIMARY AND SECONDARY SCHOOLS & CLOSE TO THE MAJOR MOTORWAY NETWORKS OF THE REGION. SECURE YOUR VIEWING TODAY!

- 2 BEDROOMS
- PERFECT FOR FIRST TIME BUYERS
- INVESTMENT OPPORTUNITY
- THROUGH TERRACE
- LOW MAINTENANCE GARDENS
- CENTRAL HEATING SYSTEM
- POPULAR LOCATION
- FIREPLACE
- FULLY ALARMED
- MAINS GAS, ELECTRIC & WATER CONNECTED
- UPVC DOUBLE GLAZING
- DOUBLE GLAZING
- OUTSIDE TAP
- PANTRY STORAGE

This property consists of:

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FROM THE FRONT YOU ENTER INTO THE LIVING ROOM. THIS IS A GOOD SIZE WITH SPACE TO FIT A SOFA SUITE ALONG WITH ADDITIONAL FURNISHINGS. YOU HAVE LAMINATED FLOORING, GAS FIRE AND SURROUND. FROM HERE YOU MOVE TO THE REAR WHERE YOU HAVE A GOOD SIZED KITCHEN WITH WALL & BASE UNITS AND SPACE FOR A GAS COOKER. THERE ARE SPOTLIGHTS, LOTS OF STORAGE SPACE WITH A PANTRY AREA. FROM THE KITCHEN YOU HAVE ACCESS TO THE REAR YARD.

UPSTAIRS YOU FIND TWO GOOD SIZED DOUBLES, ONE TO THE FRONT AND THE OTHER TO THE REAR, SEPARATED BY THE BATHROOM. THIS CONSISTS OF W/C, BATH, WITH SHOWER OFF THE TAPS & SINK BASIN.

EXTERNALLY YOU HAVE LOW MAINTENANCE GARDENS/ YARDS TO THE FRONT AND REAR. NEW GUTTERING HAS RECENTLY BEEN INSTALLED. THERE IS ALSO AN OUTSIDE TAP TO THE REAR.

THIS WOULD BE A GREAT FIRST TIME BUY OR POTENTIAL INVESTMENT OPPORTUNITY. THIS HOUSE HAS LOTS OF POTENTIAL AND IS A REAL BLANK CANVASS.

SECURE YOUR VIEWING TODAY!

ADDITIONAL INFORMATION

TENURE, SERVICES & PARKING

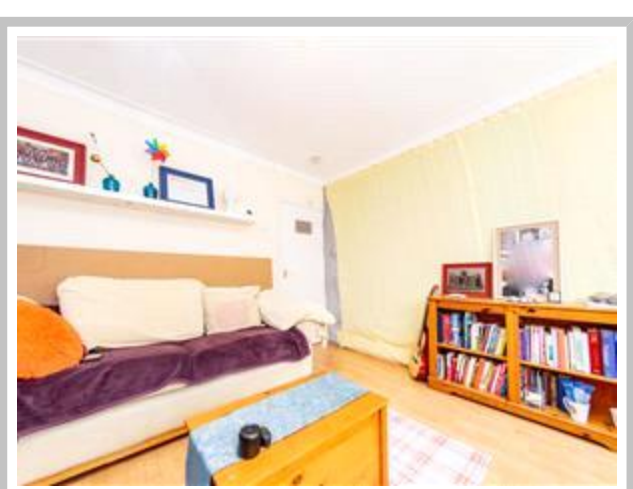
THIS IS A FREEHOLD PROPERTY

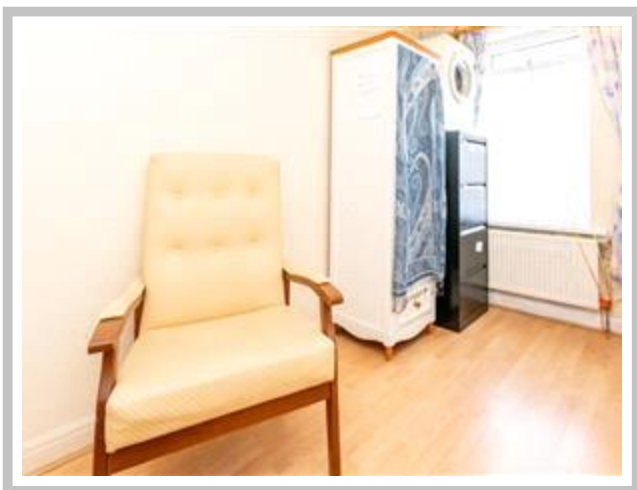
MAINS WATER, ELECTRICITY, DRAINAGE AND GAS ARE INSTALLED AT THIS PROPERTY. HEATING AND HOT WATER ARE FROM A GAS BOILER.

ON-STREET PARKING ONLY.

INTERNET & MOBILE COVERAGE INFORMATION OBTAINED FROM THE OFCOM WEBSITE INDICATES THAT INTERNET CONNECTION IS AVAILABLE FROM AT LEAST ONE PROVIDER. MOBILE COVERAGE (OUTDOORS), IS ALSO AVAILABLE FROM AT LEAST ONE OF THE UKS FOUR LEADING PROVIDERS. FOR FURTHER INFORMATION PLEASE REFER TO: <https://checker.ofcom.org.uk/>

Council Tax Band: A
Tenure: Freehold





TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.