



North Parkway, LEEDS LS14 6RF

welcome to

North Parkway, LEEDS

ATTENTION FIRST TIME BUYERS!! This SEMI DETACHED home is an IDEAL PURCHASE for you! Well presented throughout this home is READY to move in to and includes AMPLE OFF STREET PARKING and an enclosed REAR GARDEN! So what are you waiting for, call us to view!



Entrance Hall

Having the entrance door to the front aspect, a double glazed window to the side aspect, and stairs to the first floor landing.

Lounge Diner

With double glazed French doors to the rear aspect and a double glazed window to the front, feature fire place with a gas fire, surround, and hearth, plus a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer with mixer tap, an electric oven with a gas hob, splash back and a cooker hood unit over. Part tiled walls, plumbing for a washing machine, and a double glazed window to the rear.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side.

Bedroom One

With two double glazed windows to the front aspect, built in storage cupboard with one housing the gas central heating boiler, and a gas central heating radiator.

Bedroom Two

Having a double glazed window to the rear, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a w.c set within a vanity storage unit. Tiled walls and tiled flooring, extractor fan, and a radiator. Double glazed window to the rear.

Exterior

Externally the property has a driveway for off street parking and a gravel garden area to the front with hedge and fenced boundaries, while to the rear is an enclosed garden space which is mostly laid to lawn and includes paving and a brick built storage building.



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welcome to

North Parkway, LEEDS

- Semi Detached Home
- Two Bedrooms
- Well Presented Throughout
- Ideal For First Time Buyers
- Gardens To The Front & Rear

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

guide price

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111562 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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