

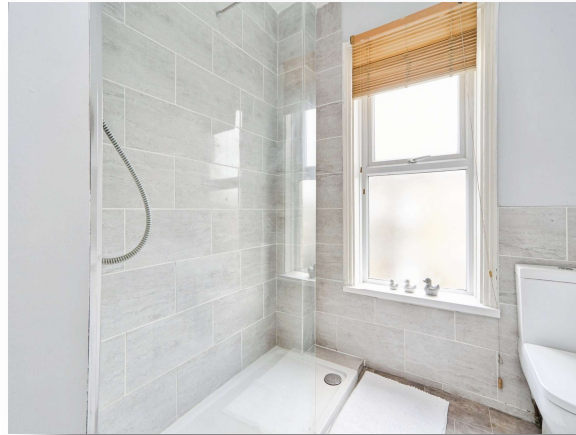


Eggleston Street, LEEDS LS13 1JR

welcome to

Eggleston Street, LEEDS

GUIDE PRICE £180,000 - £190,000. This well-presented end-terraced home on Eggleston Street features two generous bedrooms, a spacious lounge, and a sleek modern kitchen with great storage. A handy cellar adds extra flexibility, making this an ideal choice for first-time buyers or investors.



Property Information

This well-presented end-terraced home on Eggleston Street offers two generous bedrooms and a large, welcoming lounge, ideal for modern living. The property benefits from a contemporary kitchen featuring modern fittings and excellent storage, along with a useful cellar providing additional versatility. With its spacious layout and desirable corner position, this home is perfectly suited to first-time buyers, small families, or investors alike.

Lounge

14' 7" x 13' 11" (4.45m x 4.24m)

The lounge features carpet flooring, double-glazed windows to the side and front, a radiator, front door access, and offers entry to the kitchen as well as stairs leading to the first floor.

Kitchen

11' 3" x 5' 4" (3.43m x 1.63m)

The kitchen offers wall and base units with granite worktops, a gas hob and oven, a sink and drainer, an extractor fan, tiled splashback, a radiator, and a double-glazed window to the front.

Landing

The landing features carpet flooring, access to the loft via a pull-down ladder, and stairs leading down to the ground floor.

Bedroom One

10' 10" x 8' 9" (3.30m x 2.67m)

Bedroom one features a double-glazed window to the front, carpet flooring, a radiator, a built-in cupboard, and offers generous space for a double room.

Bedroom Two

15' 8" x 12' 2" (4.78m x 3.71m)

Bedroom two includes a double-glazed window to the side, carpet flooring, a radiator, and is well-suited as a single room.

Bathroom

The bathroom offers spotlights, a frosted double-

glazed window to the front, a walk-in shower with a glass screen, tiled walls, a heated towel rail, lino flooring, a washbasin with storage, a WC, and a storage cupboard with space for a washing machine.

Cellar

The cellar comprises two separate rooms with fitted worktops and useful storage space.

Garden

The property includes a low-maintenance side yard providing outdoor space for seating or storage.

Parking

Parking is available on street.



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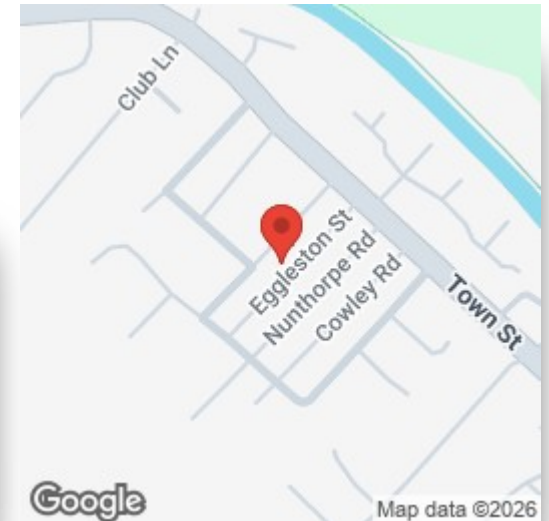
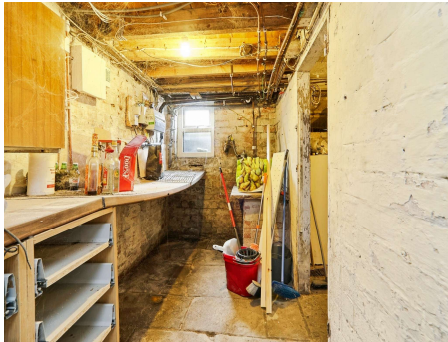
Eggleston Street, LEEDS

- GUIDE PRICE £180,000 - £190,000
- LARGE LOUNGE
- END-TERRACED
- MODERN KITCHEN
- CELLAR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

GP £180,000-£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116583 - 0003

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