



**Temple View Place, Leeds LS9 9JG**

**welcome to**

**Temple View Place, Leeds**

For sale with NO CHAIN this is a FANTASTIC buying opportunity for the FIRST TIME BUYER or the PROPERTY INVESTOR! Having TWO DOUBLE BEDROOMS with accommodation set over three floors this END BACK TO BACK offers EXCELLENT commuter links and an array of LOCAL AMENITIES!



## Ground Floor

### Lounge

Having the entrance door to the front aspect, and a window also to the front, recently fitted carpet and a radiator.

### Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes an electric oven with an electric hob, tiling to the splash areas, and a cooker hood over. Also includes the gas central heating boiler, a stainless steel sink and drainer, plus plumbing and space for a washing machine, window to the front, and a door to the storage cellar.

## First Floor

### Bedroom Two

With a window to the front, and a radiator.

### House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Part tiling, a radiator, and a window to the front.

## Second Floor

### Bedroom One

With stairs continuing from the first floor and having windows to both the front and side, plus a radiator.

### Cellar

A useful storage cellar split into two rooms and having electrics.



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welcome to

## Temple View Place, Leeds

- End Back To Back
- Two Double Bedrooms
- Ideal For First Time Buyers
- Fantastic Buy To Let Opportunity
- Accommodation Over Three Floors Plus A Storage Cellar

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £110,000



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Property Ref:  
CGT112039 - 0004

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Please note the marker reflects the  
postcode not the actual property



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