



Fairfield Street, Leeds LS13 3DU

welcome to

Fairfield Street, Leeds

Well-presented two-bedroom semi-detached home featuring a driveway with EV charger, modern kitchen diner with breakfast bar and French doors, downstairs WC, stylish bathroom, part-boarded loft, Nest heating system, boiler replaced in 2022, and an enclosed rear garden with decking and built-in BBQ.



Property Information

This attractive two-bedroom semi-detached home offers extremely well-presented accommodation throughout and is ideal for a range of buyers. Benefitting from a driveway providing off-street parking, EV charging point, landscaped rear garden with decking and a built-in BBQ, the property is perfectly suited for modern living and entertaining.

Internally, the home features a welcoming entrance hall, spacious lounge, contemporary kitchen diner with French doors to the garden, two double bedrooms and a stylish family bathroom. Further benefits include a downstairs WC, a part-boarded loft with pull-down ladder, and a replacement boiler installed in 2022 complete with a Nest smart heating system.

Entrance Hall

A welcoming entrance hall accessed via a modern PVCu entrance door. Offering a bright first impression and providing access to the principal ground floor accommodation.

Lounge

A comfortable and well-proportioned reception room positioned to the front elevation. Perfect for relaxing and entertaining, with ample space for lounge furniture and a pleasant outlook to the front.

Kitchen Diner

The heart of the home, this impressive kitchen diner is fitted with a range of wall and base units complemented by wooden flooring throughout. Features include a gas hob, integrated oven, extractor hood, plumbing for a washing machine, breakfast bar and useful understairs storage cupboard. The dining area provides excellent space for family dining and benefits from French doors opening directly onto the rear decking, creating a seamless indoor-outdoor living space.

Downstairs Wc

Conveniently located and fitted with a low-level WC and wash hand basin, ideal for guests and everyday

family living.

Landing

Carpeted and providing access to all first-floor rooms. There is also a useful built-in storage cupboard and access to the part-boarded loft via a pull-down ladder, offering additional storage space.

Bedroom One

A generous double bedroom situated at the front of the property with ample space for freestanding bedroom furniture.

Bedroom Two

A further well-proportioned double bedroom overlooking the rear garden, making an ideal guest room, child's bedroom or home office.

Bathroom

A modern family bathroom fitted with a three-piece suite comprising a bath with shower over, vanity wash hand basin and WC. Finished with fully tiled walls and flooring, recessed spotlights and a heated towel radiator for added comfort and practicality.

Outside

To the front, a driveway provides valuable off-street parking and benefits from an EV charging point, perfectly suited to modern lifestyles. The enclosed rear garden has been designed with entertaining in mind, featuring a decked seating area, built-in BBQ and external water tap. A fantastic space for hosting family and friends or simply enjoying the warmer months.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Fairfield Street, Leeds

- GUIDE PRICE £220,000 - £230,000
- Nest smart heating system
- EV charging point
- Part-boarded loft with pull-down ladder
- French doors to rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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