



Florence Place, LEEDS LS9 7AY

welcome to

Florence Place, LEEDS

This is an ideal opportunity for the first time buyer or investor to purchase this well presented two double bed roomed back to back property set in a convenient location, internal viewing is highly recommended.



Florence Place

This is an ideal opportunity for the first time buyer or investor to purchase this two double bedroomed back to back property set in a convenient location of Harehills offering good access to local facilities, transport links into Leeds city centre and to St.James hospital. The accommodation briefly comprises; lower ground floor, utility room, ground floor, living room, kitchen, first floor, bedroom and family bathroom. To the second floor a further double bedroom. Internal viewing is highly recommended.

Ground Floor

Living Room

16' x 12' 3" (4.88m x 3.73m)

Having a bay window to the front elevation, door to the front elevation, fireplace and stairs to the first floor.

Kitchen

11' 1" x 5' 6" (3.38m x 1.68m)

Modern fitted kitchen with a range white gloss wall and base units, contrasting work surfaces, stainless sink unit, tile splash back, gas hob with cooker hood, window to the front elevation, door to the cellar.

Lower Ground Floor

Utility Room

13' x 7' 5" (3.96m x 2.26m)

Having a window to the front elevation, radiator and plumbing for the washing machine.

First Floor

Bedroom One

13' 9" x 11' (4.19m x 3.35m)

Having a window to the front elevation, fitted wardrobes and a window to the front elevation.

Bathroom

Modern fitted three piece suite briefly comprises; bath with over head shower, wc, wash hand basin and window to the front elevation.

Second Floor

Bedroom Two

12' 3" x 8' 5" (3.73m x 2.57m)

Having a window to the front elevation, under eaves storage and radiator.

External

Front Garden

Courtyard style forecourt to the front of the property.



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Florence Place, LEEDS

- Well Presented Back to Back Mid Terrace
- Two Double Bedrooms & Utility Room
- Popular & Convenient Location
- Close to Local Amenities
- Early Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK107578 - 0004

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