



**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 bedroomed 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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