



**West Park Close, Leeds LS8 2ED**

**welcome to**

**West Park Close, Leeds**

A two-bedroom semi-detached property requiring modest updating, offering excellent scope to personalise and add value. Features include a lovely shower room, front and rear gardens, driveway parking, and a large garage. Ideally located close to Roundhay Park and offered with no onward chain.



## Auctioneer's Comments

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## West Park Close

### Ground Floor

#### Porch

A great space for boots and shoes with glazing to two sides.

#### Entrance Hall

With an understairs cupboard housing the gas and electric meters, and stairs leading to the first floor.

#### Lounge

A spacious, bright and airy room have a feature fireplace and dual aspect windows allowing a good amount of natural light to flow through.

## Kitchen

### First Floor

Fitted with wall and base units, work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances. An understairs cupboard provides further storage space.

### Bedroom One

A double bedroom with fitted wardrobes and a large storage cupboard, floor to ceiling with shelves.

### Bedroom Two

A double bedroom with space for free standing furniture.

### Shower Room

Fully tiled and fitted with a three piece suite comprising a large walk in shower, wc and hand basin.

### External

To the front, the property enjoys a garden with a small lawn and a driveway to the side providing off-street parking. The rear garden is neatly maintained, featuring a lawn with attractive flowerbed borders and a useful shed, offering additional outdoor storage.

### Garage

A detached garage offering excellent storage space, secure parking or potential workspace.



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## West Park Close, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM SEMI DETACHED HOUSE
- HUGE POTENTIAL FOR PERSONALISATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK109675 - 0002

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