



**Hessle Terrace, Leeds LS6 1EQ**

**welcome to**

**Hessle Terrace, Leeds**

Offered with NO ONWARD CHAIN and plenty of potential. Spacious accommodation over four floors with TWO reception rooms & FOUR bedrooms. Internal viewing is a must!



## Auctioneer's Comments

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## Hessle Terrace

Located in a highly sought-after area of LS6, this spacious home is sure to attract a wide range of buyers, offering an exciting opportunity to create a fantastic family home tailored to individual tastes. Requiring some modernisation, the property is brimming with potential and must be viewed internally to fully appreciate the generous living space on offer.

Set across four floors, the accommodation briefly comprises: a lower ground floor with a kitchen and additional basement space; a ground floor featuring two well-proportioned reception rooms; a first floor with two double bedrooms and a house bathroom; and a second floor offering two further bedrooms.

Externally, the property benefits from a small paved courtyard and a useful brick-built outbuilding/garage. Offered to the market with no onward chain, this is a superb opportunity for buyers looking to add value and make a home their own.

## Ground Floor Hallway

door from the front opens into the hallway with radiator and stairs up to the first floor

## Living Room

A spacious reception room to the front of the property with gas fire with handmade wooden surround, radiator and bay window

## Second Reception Room

To the rear of the property with gas fire, built in storage cupboard to alcove, window and door to the rear. Stairs to the lower ground floor.

## Lower Ground Floor

Stairs from the ground floor

## Basement

Useful storage space

## Kitchen

With fitted base units with sink unit, provisions for free standing cooker along with other appliances. Window allowing natural light

## First Floor Landing

With stairs from the ground floor and stairs up to the second floor

## Bedroom One

A spacious double bedroom with wall mounted gas heater and two windows

## Bedroom Two

A good sized double bedroom with built in storage, radiator and window

## Bathroom

The bathroom comprises; Bath, wash basin, low flush wc, part tiled walls and window

## Second Floor

Stairs from the first floor

## Bedroom Three

A good sized bedroom to the second floor with floorboard, radiator and velux window

## Bedroom Four

A second bedroom on this floor with floorboard, radiator and velux window

## Outside

There is a small paved courtyard to the rear along with a garage/outbuilding providing storage.



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## Hessle Terrace, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom End-terrace
- Accommodation over Four Floors

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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