



**Spencer Place, LEEDS LS7 4DU**

**welcome to**

**Spencer Place, LEEDS**

A generous four-bedroom through terrace offering versatile accommodation over four floors. Benefiting from front and rear yards, well-proportioned living space, and excellent potential throughout. Ideally situated in a highly popular location.



## **Ground Floor Entrance Hall**

Features a fitted radiator.

## **Lounge**

The lounge features tall double glazed bay windows, flooding the room with natural light, along with a fitted radiator, decorative coving to the ceiling, and generous living space.

## **Kitchen / Diner**

A generous kitchen diner featuring a rear double glazed window, fitted radiator. A internal door leads to a useful storage room. The kitchen is fitted with a range of wall and base units, complemented by ample worktop space with an inset sink and drainer. Additional features include an integrated oven with extractor fan above and plenty of space for a dining table and chairs.

## **Lower Ground Floor Kitchen/ Diner**

Offering excellent additional space with scope for improvement, this versatile room features a range of wall and base units with work surfaces and ample space for freestanding appliances. Thanks to its generous proportions, the room lends itself to a variety of uses to suit individual needs. This room includes a external providing access to the rear yard.

## **Storage**

The storage room offers generous proportions and exceptional potential. Its versatile layout makes it ideal for a variety of uses, including additional storage, hobby room or utility space.

## **First Floor Bedroom One**

The principal bedroom is an impressive proportioned double room, featuring two front double glazed windows, along with a large fitted radiator. The room further benefits from attractive coving to the ceiling and laminate flooring. A separate door provides access to a useful storage room.

## **Bedroom Four**

A double bedroom featuring a rear double glazed window and fitted radiator. The room further benefits from a generous built-in storage cupboard, providing useful additional storage space.

## **Bathroom**

The bathroom features a rear double glazed window and fitted radiator. The suite comprises a bath with overhead shower, WC, and wash basin.

## **Second Floor Bedroom Two**

A double bedroom featuring a front double glazed window and a roof window, allowing for plenty of natural light. The room also benefits from a fitted radiator.

## **Bedroom Three**

A good-sized double bedroom benefiting from a rear roof window and fitted radiator, creating a bright and comfortable living space.

## **External**

The property benefits from both front and rear yards, offering good outdoor space and plenty of potential. While some maintenance and improvement work is required, they provide excellent scope.

## **Agent Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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## **Spencer Place, LEEDS**

- MID TERRACE
- FOUR BEDROOM
- GENEROUS LIVING ACCOMMODATION SET ACROSS FOUR FLOORS
- FRONT AND REAR YARDS
- THE PROPERTY HOLDS GREAT POTENTIAL DUE TO LAY OUT

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

offers in the region of

**£250.000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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