



**Throstle Road, Leeds LS10 4HH**

**welcome to**

## **Throstle Road, Leeds**

PERFECT FTB/YOUNG FAMILY HOME, MODERN and WELL PRESENTED throughout, TWO BEDROOM SEMI DETACHED, DOWNSTAIRS WC, KITCHEN/DINER, LIVING ROOM with PATIO DOORS leading out to the FABULOUS ENCLOSED REAR GARDEN, HOUSE BATHROOM.

### **Entrance Hall**

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing.

### **Kitchen**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, integrated dishwasher and fridge freezer, space for a washing machine, tiled floor, gas central heating radiator, uPVC double glazed window to the front. Access to the downstairs WC and living room.

### **Downstairs Wc**

Low level flush WC, wash hand basin, tiled floor, gas central heating radiator.

### **Living Room**

Laminate flooring, gas central heating radiator, uPVC double glazed patio doors leading out to the rear garden.

### **First Floor Landing**

Gas central heating radiator, loft access.

### **Bedroom One**

uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Two**

uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

### **House Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, tiled floor, uPVC double glazed window to the side.

### **Exterior**

Driveway to the side and to the rear is an enclosed easy to maintain paved and graveled garden, perfect for entertaining with fence boundaries.





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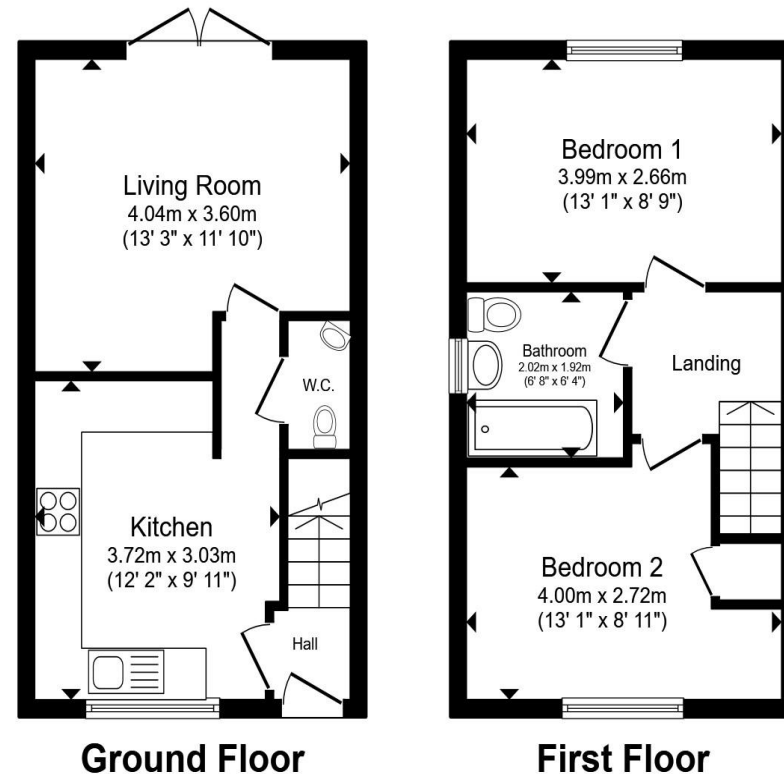
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## Throstle Road, Leeds

- Two bedroom semi detached accommodation
- Modern and well presented throughout
- Kitchen/diner
- Downstairs WC
- Easy to maintain enclosed rear garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

offers over  
**£195,000**



Total floor area 60.4 m<sup>2</sup> (650 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
MLY111856 - 0005

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