



CHRISTOPHER ROAD,  
WOODHOUSE, NR  
HEADINGLEY, LEEDS,  
LS6 2JX  
£159,950

2 Bedroom House

LINLEY &  
SIMPSON

TWO BEDROOM END TERRACED with outside space to one side. Available for sale is this TWO DOUBLE BEDROOM end-terraced house in a nice, residential part of Woodhouse (Near Headingley/ Kirkstall). Close to local amenities, including easy transport links to Leeds City Centre, this house is in smart condition.

Headingley is a very sought after suburb of Leeds, located nicely between Leeds city centre and Horsforth. Headingley is a real melting pot with residents of all ages and demographics due to the fantastic amenities on offer. The Leeds, Liverpool Canal and the River Aire both run nearby. There are fantastic walks in the surrounding beautiful countryside including the iconic Kirkstall Abbey heritage site. There is a lovely semi-rural feel to this area and it is one of the great pulls to Headingley.

## **Ground Floor**

### **Living/ Dining Room**

Main entrance into the property on the ground floor leads into a decent sized reception space- the large living/ dining room. The living/ dining room is a large reception room with a front facing window flooding the room with natural light. There is a chimneybreast in the room that gives a nice focal point with an electric fire within a decorative fireplace.

### **Open-Plan Kitchen**

The kitchen is typical for this style and age of property and is an open- plan workable kitchen with ample wall and base units including plumbing for a washing machine, gas oven and hob, tiled backsplash and plenty of storage space.

## **Lower Ground Floor**

### **Cellar**

Accessed via the kitchen is the original staircase leading down to the cellar; which is a nice, handy storage space.

## **First Floor**

### **Master Bedroom**

The master bedroom on the first floor and is a front-facing double bedroom. This is a nice, bright room with space for a large double bed within as well as alcoves at the side of the chimneybreast, which are ideal spaces for wardrobes and other furnishings too.

### **House Bathroom**

The house bathroom is located on the first floor and is a smart room. There is currently a three-piece suite with a full-sized bath with over-head shower, toilet and hand basin within. The bathroom has a nice tiled wall above the bath and shower and a modern lino floor.

## **Second Floor**

### **Second Bedroom**

The second bedroom is a large double bedroom on the second floor. This is a good-sized room with a side window for natural light.

## **External**

This house is especially desirable in the local area because it has access to outside space. There is a walled and locked bin store to the side which the current owner advises us is owned by this property.

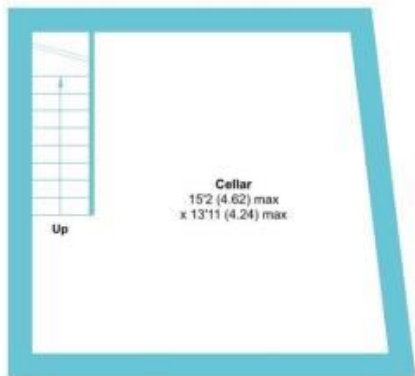




Christopher Road, Leeds, LS6

Approximate Area = 756 sq ft / 70 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



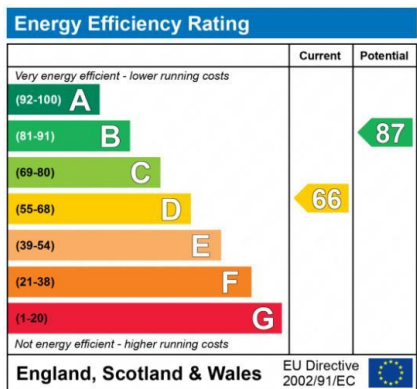
SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Linley & Simpson. REF: 655360



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.