



FAIRFIELD STREET,  
LEEDS, LS13 3DU  
£140,000

4 Bedroom House  
EPC Rating: C

LINLEY &  
SIMPSON

This immaculately presented semi detached home is situated in a popular LS13 location close to local shops, schools and services. Offering good transport links to both Leeds city centre and Bradford the property offers generously sized accommodation ideal for a growing family.

Presented to a high standard throughout and complimented with double glazing and gas central heating the accommodation briefly consists of: Entrance hallway, modern kitchen, open plan lounge and conservatory, bathroom, landing and 4 good sized first floor bedrooms. Having good sized gardens to front, side and rear and ample on street parking the property makes an excellent first purchase or investment. Internal viewing essential.

## ACCOMMODATION

### ENTRANCE HALL

With a UPVC double glazed entrance door and double glazed window to the front elevation. Laminate flooring, radiator, door to the bathroom and an arch to the kitchen. Spindle bannister and staircase to the first floor.

### KITCHEN 15'01" x 8'0" (4.60m x 2.44m)

With a range of modern fitted base and wall units and work surfaces over. 1.5 bowl sink unit. Electric cooker point. Tiled walls and a combination boiler. Radiator and double glazed window to the front elevation. Space for a washing machine and tumble dryer. Space for a slimline dishwasher. Space for an American style fridge/freezer. Recessed spotlights, laminate flooring and opening to the lounge.

### LIVING ROOM 15'01" x 10'01" (4.60m x 3.08m)

With a television point. TV point. Radiator. Laminate flooring and a feature wall mounted electric fire. Doors to the conservatory.

### CONSERVATORY 13'01" x 8'0" (3.98m x 2.44m)

With double glazed windows to the rear and side. Upvc double glazed door to the side. Laminate flooring and radiator.

### BATHROOM

With a three piece white suite comprising a pannelled bath, pedestal hand wash basin with vanity unit. Low level w.c. Tiled walls and floor. Double glazed window to the rear elevation. Recessed spotlights and radiator.

### FIRST FLOOR LANDING

With access to the roof space. Doors to all bedrooms and a storage cupboard.

### BEDROOM ONE 12'0" x 10'0" (3.66m x 3.05m)

With a double glazed window to the rear.

### BEDROOM TWO 9'0" x 7'0" (2.75m x 2.13m)

With a double glazed window to the front elevation. Radiator.

### BEDROOM THREE 12'0" x 8'0" (3.66m x 2.44m)

With a double glazed window to the rear. Radiator.

### BEDROOM FOUR 9'0" x 5'1" (2.75m x 1.54m)

With a double glazed window to the front. Radiator.

## OUTSIDE

### FRONT GARDEN

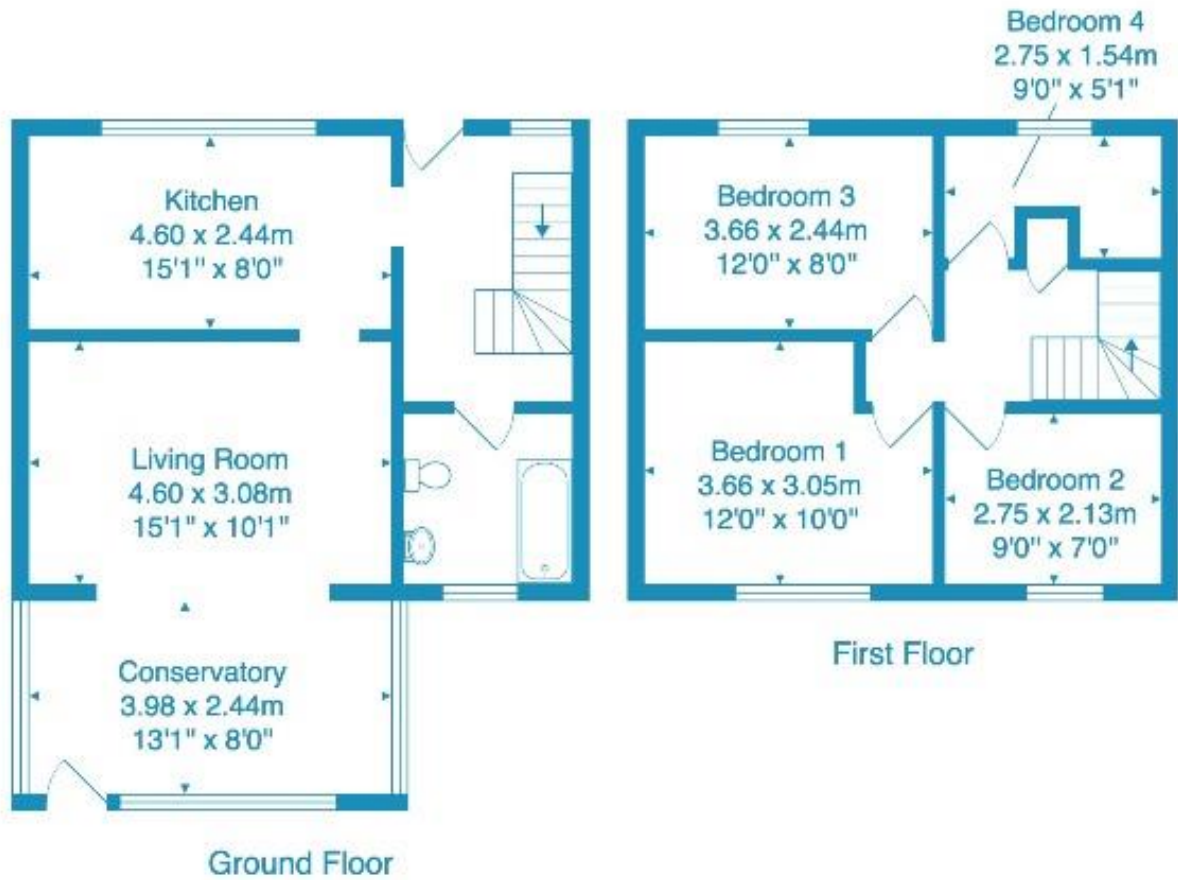
The front of the property is mainly gravelled with a decorative barked chipping area and a hedged and fenced boundary.

### REAR GARDEN

The rear garden is laid mostly to lawn with fenced boundaries.







**Total Area: 88.7 m<sup>2</sup> ... 955 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           | (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           | (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           | (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           | (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           | (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           | (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           | (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive 2002/91/EC |           | <b>England, Scotland &amp; Wales</b>                            |  | EU Directive 2002/91/EC |           |
|   |  |                         |           |   |  |                         |           |

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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