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**LINLEY &
SIMPSON**



Lawrence Walk, Leeds, West Yorkshire, LS8 3HY

Situated in a quiet residential area, however, particularly convenient for access to local amenities, transport links and schools is this spacious well planned end terrace with three good size bedrooms and generous gardens.

Asking Price £94,950



www.linleyandsimpson.co.uk

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Offered to the market with no chain, this property is ideal for first time buyers and investors looking for a property in need of modernisation.

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase leading to first floor landing, and central heating radiator.

SITTING ROOM 12'8" X 13'11" (3.86 X 4.24)

Window, electric fire, telephone point, television point.

BREAKFAST KITCHEN 8'4" X 12'4" (2.54 X 3.76)

Fitted wall and base units with work surfaces over, one and half bowl sink unit, electric cooker point with extractor hood, space for washing machine, space for dishwasher, vent for tumble dryer, tiled splashbacks, central heating radiator and window to front.

REAR PORCH

Door leading to rear garden, door leading to downstairs WC and large storage cupboard housing gas central heating boiler.

DOWNSTAIRS WC

Low level WC and window to rear.

FIRST FLOOR

LANDING

Window to front, access to roof space and doors leading to first floor rooms.

BEDROOM ONE 12'10" x 9'6" (3.90 x 2.90)

Double bedroom with window to rear, feature fireplace, picture rail and central heating radiator.

BEDROOM TWO 8'5" x 10'4" (2.58 x 3.16)

Window to rear, feature fireplace, picture rail and central heating radiator.

BEDROOM THREE 7'8" x 7'7" (2.34 x 2.31)

Good size room ideal as an office/nursery, with window to front and central heating radiator.

BATHROOM

Panelled bath, low level WC, hand wash basin and window to front.

OUTSIDE

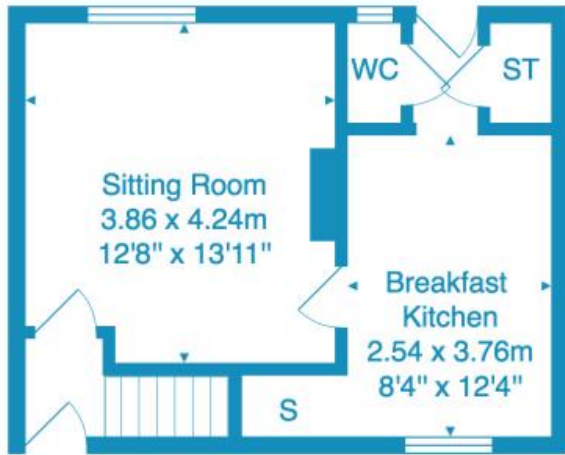
FRONT GARDEN

Laid mainly to lawn with planted borders, hedge boundaries and paved driveway.

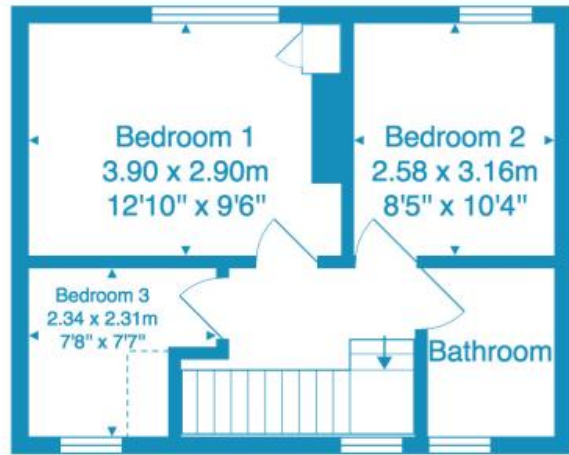
REAR/SIDE GARDEN

Paved enclosed area to rear laid mainly to lawn with great size to side, planted borders, hedged and fence boundaries.





Ground Floor



First Floor

Total Area: 71.7 m² ... 772 ft²

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	87		86
55		48	
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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