



### 3 bed terraced house to buy in

St. Bartholomews Close, Leeds, Leeds,  
West Yorkshire, LS12 1SQ

**£120,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Bedrooms
- ✓ Rear Garden
- ✓ Quiet Residential Cul-De-Sac
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Intermittent

## Description

Hidden away in the very heart of LS12, set within a quite Cul De Sac; this excellent three-bedroom terrace property is sold chain free and with vacant possession.

The property enjoys the benefit of a separate detached garage, plus an enclosed garden to the rear, in addition to an allocated parking space to the front. There are a number of nearby amenities whilst commuting links to the city centre are within easy reach.

In our opinion, this would make an ideal first-time home for those looking for a small project, or alternatively an excellent downsize opportunity. This property also offers excellent potential as a buy to let investment, with the potential to generate £850 pcm.

### INTERIOR

Internally, the property consists of an entrance hallway leading to a well-proportioned kitchen featuring a selection of wall and base units set above and below rolled laminate worktops, incorporating an integrated oven and grill, composite sink/drain, electric hob with pull out extractor, plus space and plumbing for a washing machine and fridge/freezer. The kitchen also features an integral pantry cupboard and ample space for a small dining table.

To the rear is a spacious living room featuring patio doors which open out onto an enclosed garden.

Carpeted stairs featuring an under-stair storage cupboard rise to the first-floor landing where can be accessed three bedrooms – the master bedroom overlooking the frontal aspect, includes full width fitted wardrobes, plus two further bedrooms to the rear.

The bathroom currently includes a bath with overhead shower, WC and wash hand basin.

### EXTERIOR

Externally to the front is a small, enclosed garden bordered by a low brick wall and wrought iron gate, whilst to the rear can be found an enclosed courtyard garden with timber fence and gated access to the rear.

The property comes with a detached garage which is set away from the property within the cul-de-sac, plus ample parking in designated bays within the centre of the close.

St Bartholomew's Close itself is located within walking distance of shops, well regarded schools and recreational facilities, whilst also being a stones throw of the open green space of Strawberry Lane. For those looking to commute to the city center, the inner ring road is within easy reach.

EPC: Coming Soon

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Conservation area: No

Adaptions for accessibility: Yes

Adaptations: Step Free Access

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

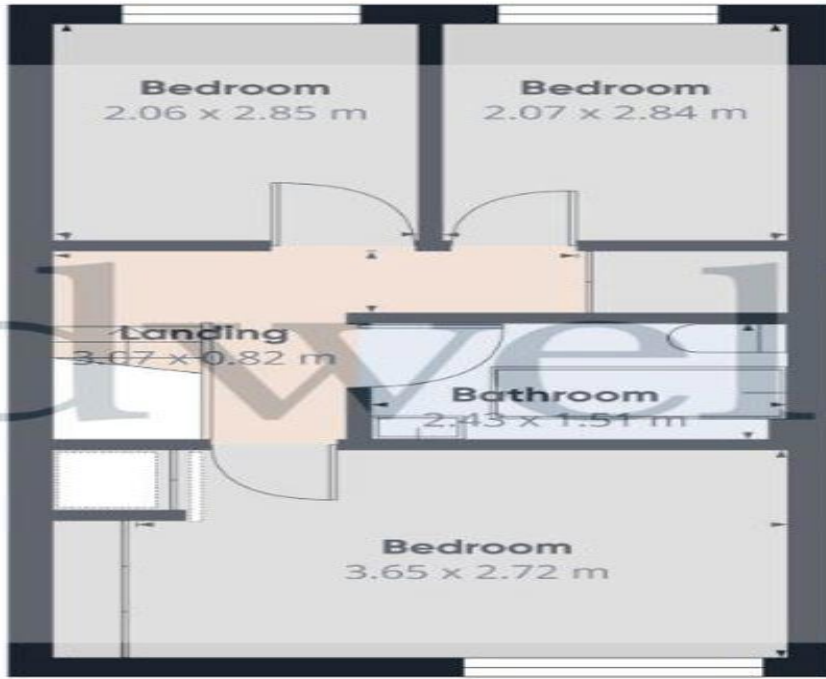
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Intermittent



Floor 1

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

St. Bartholomews Close, Leeds, Leeds, West Yorkshire, LS12 1SQ

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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