



88 Leysholme Crescent, Leeds, LS12 4HJ

Asking Price £125,000

CASH BUYERS ONLY - A TWO BEDROOM SEMI DETACHED BUNGALOW which is in need of MODERNISATION and UPDATING THROUGHOUT situated on a popular residential development in Wortley. Although the property is in need of work, it does have DOUBLE GLAZING, GARDENS to the front and rear, and a DRIVEWAY providing useful OFF STREET PARKING.

Briefly throughout the accommodation comprises of a side ENTRANCE VESTIBULE, a LIVING ROOM with a bay window overlooking the front garden and a fireplace and hearth with an inset living flame coal effect gas fire, a KITCHEN with some built-in cabinets, and INNER HALLWAY, a DOUBLE BEDROOM with French doors opening onto the rear garden, a SINGLE BEDROOM, and a BATHROOM / WC with a coloured suite and an electric shower above the bath.

Externally there are GARDENS to the FRONT & REAR and a GATED DRIVEWAY.

Local amenities, bus routes, Western Flats Park and well regarded schools are within walking distance. Leeds City centre, the motorway network and Bramley Railway Station are a short drive away.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Council Tax Band: B / EPC Rating: t.b.c.

GROUND FLOOR:

Entrance Vestibule:

Access via a side entrance door

Living Room:



Double glazed bay window, fireplace and hearth with an inset living flame coal effect gas fire

Kitchen:



Double glazed window, some fitted / built-in cabinets, gas cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, pantry / store room

Inner Hallway:

Access to the bedrooms and the bathroom

Bedroom One:



Double glazed French doors opening onto the rear garden

Bedroom Two:



Double glazed window

Bathroom / WC:



Double glazed window, a three piece coloured suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC

TO THE OUTSIDE:



Gardens:

The front and rear gardens both have a range of ornamental planted shrubs.

Off Street Parking / Driveway:

A gated driveway provides useful off street parking

EPC Link:

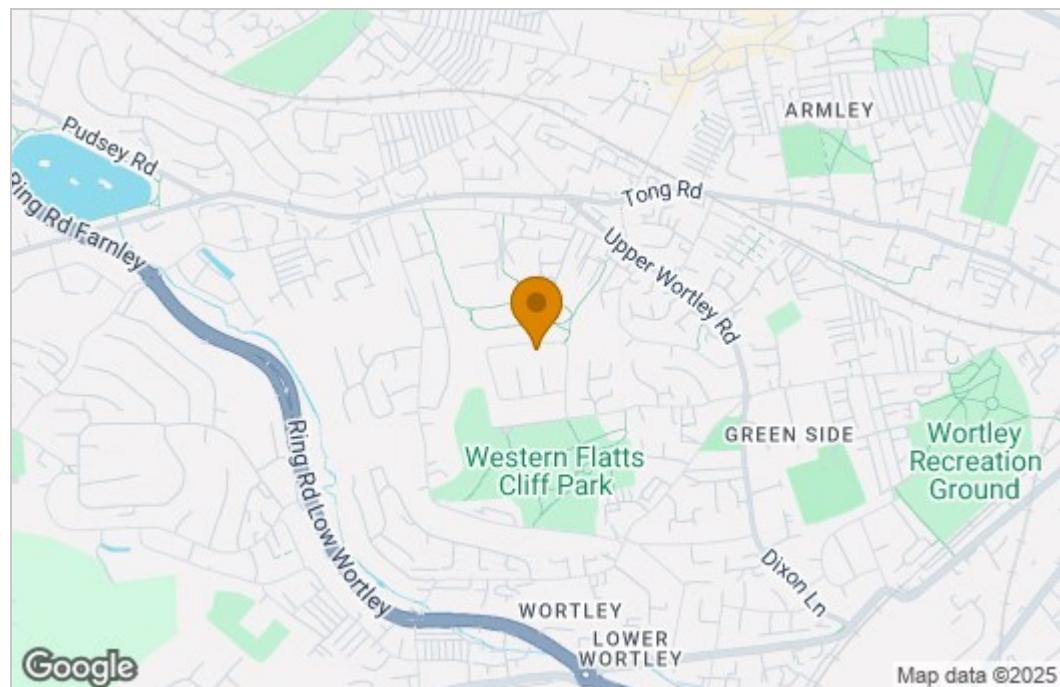
t.b.c.

Council Tax Band / EPC Rating:

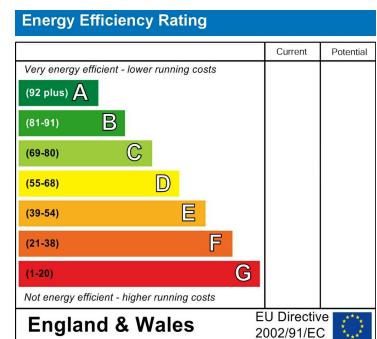
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Floor Plan

Area Map



Energy Efficiency Graph



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