

HUNTERS[®]

HERE TO GET *you* THERE



Tavistock Mews

Upper Wortley, Leeds, LS12 4DQ

£210,000



Council Tax: B



41 Tavistock Mews

Upper Wortley, Leeds, LS12 4DQ

£210,000



- Well-presented semi-detached house
- Two double bedrooms with wardrobes
- New fitted bathroom and carpets
- Spacious reception with garden access
- Modern kitchen/diner with ample storage
- Generous low-maintenance rear garden
- Downstairs WC for added convenience
- Driveway parking for two cars
- Excellent transport links to Leeds
- No onward chain, ideal investment

This two-bedroom semi-detached house is for sale in the Upper Wortley area of Leeds, offering well-presented accommodation with convenient access to local amenities and transport links.

The property features a RECEPTION room with laminated flooring and double doors leading through to the kitchen. The KITCHEN/DINER is fitted with ample storage units, worktops, inset sink, built-in gas hob and single oven, with tiled flooring and space for a washer and fridge freezer. There is also an under stairs storage cupboard and double doors opening onto a generous sized garden, providing a pleasant outdoor space. A DOWNSTAIRS WC with toilet and sink adds further convenience.

Upstairs, there are TWO DOUBLE bedrooms, each with built-in wardrobes, and a new bathroom fitted with a white suite, mains shower and glass screen over the bath. The house has been redecorated in fresh neutral shades with new carpets and flooring, and a NEW BATHROOM installed. Parking for two cars is available.

To the outside of the house is an open front lawn and space for parking 2 cars to the side. The rear garden is generous sized and is walled and fenced with scope to improve and enjoy on long summer evenings

Upper Wortley is an urban area of Leeds with access to local amenities, walking routes and cycling routes. Leeds city centre is accessible by public transport from nearby bus routes on the A58 and surrounding roads, with typical journey times of around 10–20 minutes depending on traffic. Leeds Station provides onward rail connections to York, Manchester and London.

The property's presentation and layout may appeal to first-time buyers and investors. The sale is offered with no chain involved.

Tel: 0113 257 6198

KITCHEN/DINER

14'1" x 9'1" (4.30m x 2.77m)

LIVING ROOM

13'9" x 11'0" (4.20m x 3.37m)

WC

4'5" x 3'4" (1.35m x 1.04m)

BEDROOM ONE

14'1" x 11'5" (4.30m x 3.49m)

BEDROOM TWO

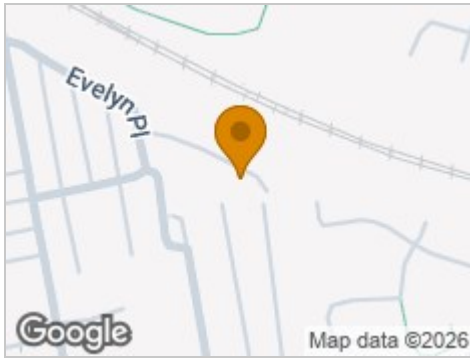
10'2" x 8'1" (3.11m x 2.48m)

BATHROOM

6'0" x 5'11" (1.85m x 1.82m)



Road Map



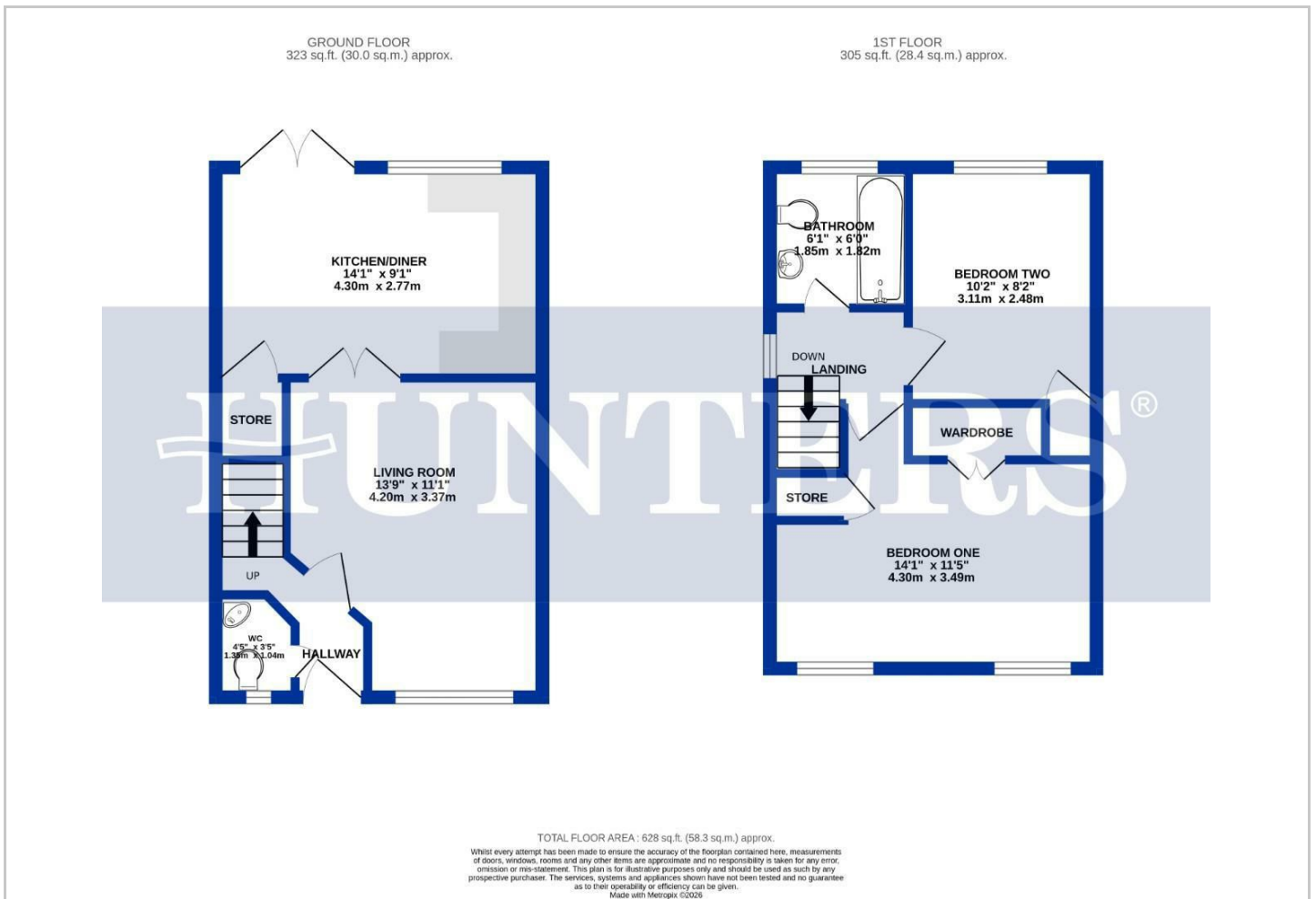
Hybrid Map



Terrain Map



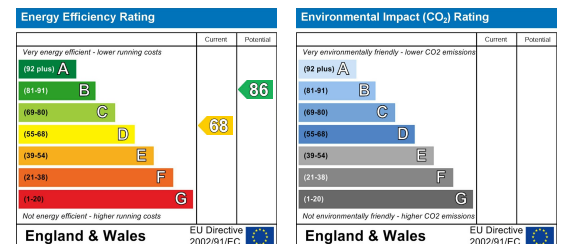
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.