

Park Row

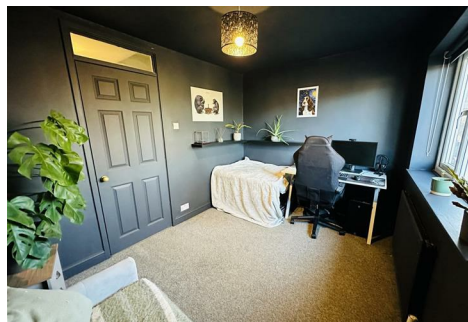


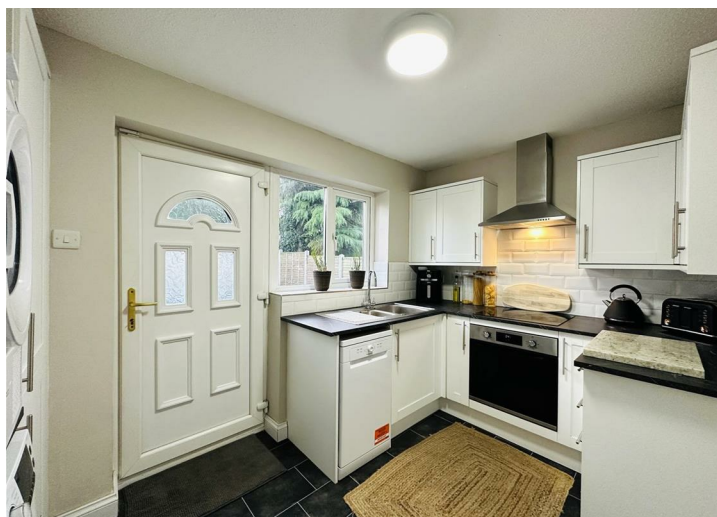
Exeter Drive, Leeds, LS10 3UE

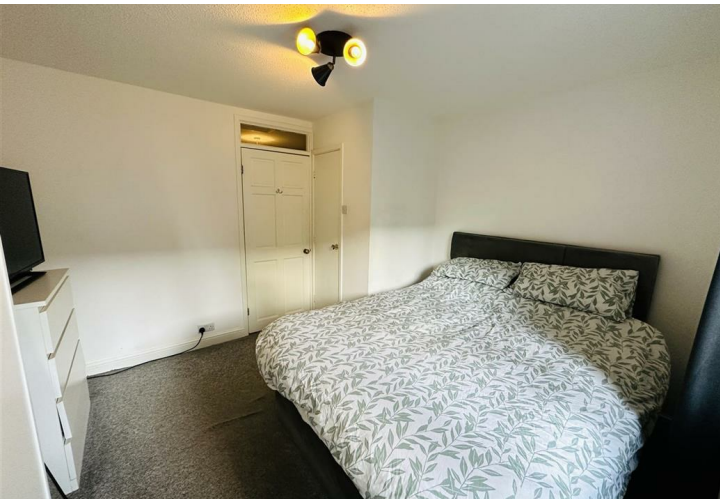
Offers Over £160,000



****LOW MAINTENANCE GARDEN**OFF STREET PARKING**** This Semi-Detached property briefly comprises: Lounge and Kitchen. To the First Floor: Two Bedrooms, and Bathroom. Externally the front benefits from off street parking and to the rear an enclosed low maintenance garden with decorative crushed slate and patio area. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









PROPERTY OVERVIEW

Welcome to Exeter Drive, a well-presented semi-detached home offering comfortable living.

The ground floor features a bright and inviting lounge, perfect for relaxing or entertaining, along with a well-proportioned kitchen. Upstairs, the first floor comprises two bedrooms and a modern family bathroom. The master bedroom benefits from useful fitted storage, maximising practicality and keeping the room beautifully organised.

Outside, the property offers a driveway with ample parking, while the enclosed rear garden provides a private outdoor space. The garden is designed with low-maintenance decorative slate as the main feature, complemented by a paved area ideal for seating, outdoor dining, or placing potted plants

The area benefits from a range of local shops, schools, and everyday amenities, making it practical for both families and commuters, also known for its friendly atmosphere and strong sense of community, Belle Isle continues to be a sought-after location for those looking for comfortable suburban living.

GROUND FLOOR ACCOMMODATION

Entrance Hall

8'1" x 3'0" (2.48m x 0.93m)

Lounge

15'6" x 11'8" (4.73m x 3.57m)

Kitchen

11'7" x 8'0" (3.54m x 2.44m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'8" x 10'10" (3.57m x 3.32m)

Bedroom Two

11'8" x 8'4" (3.56m x 2.56m)

Bathroom

6'6" x 5'4" (2.00m x 1.64m)

EXTERIOR

Front

To the front of the property is a driveway for ample parking.

Rear

To the rear is a paved area and the main area being decorative crushed slate.

DIRECTIONS

For your Sat Nav, enter the postcode LS10 3UE. The Property can be clearly identified by the Park Row properties 'For Sale' board.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: West Yorkshire County Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.



Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

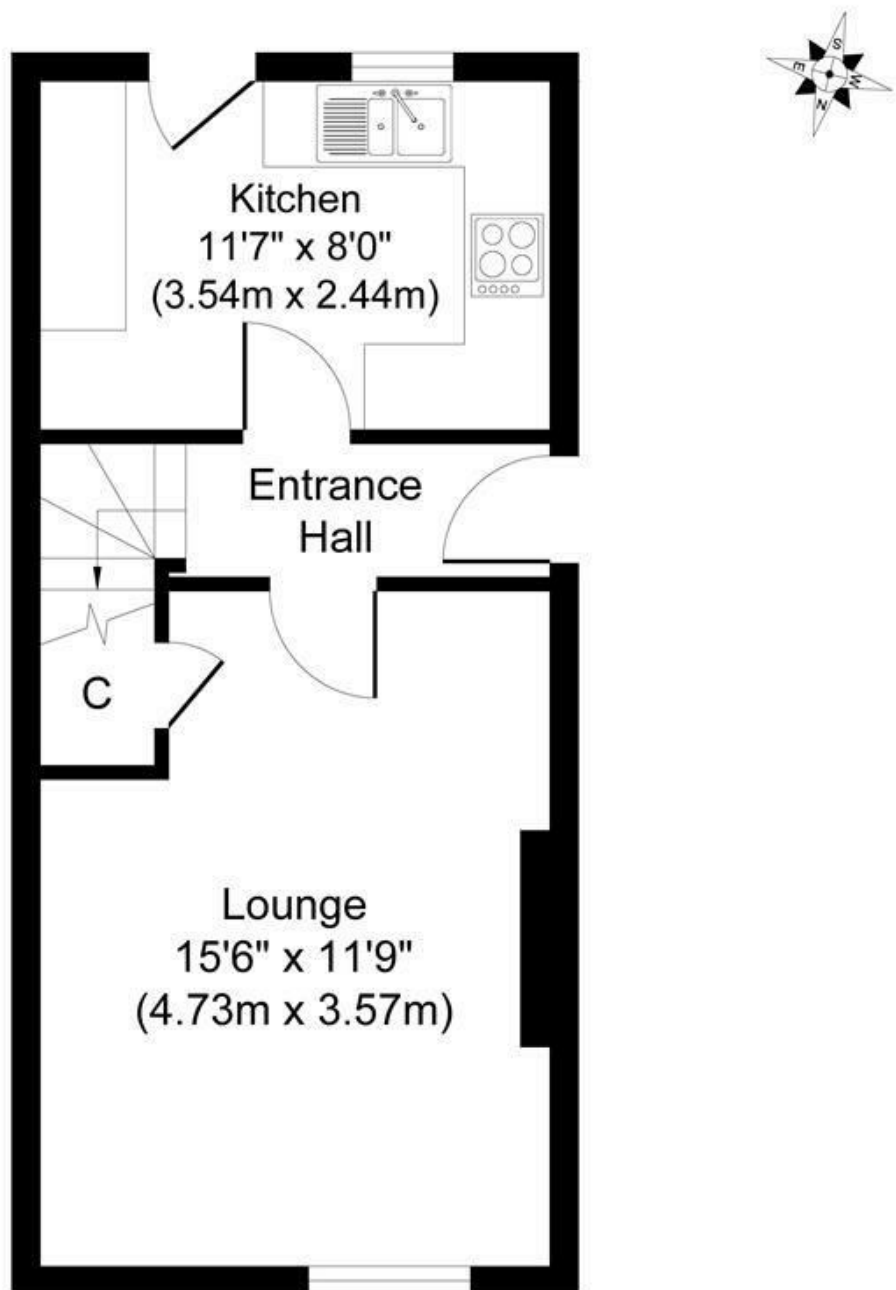
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

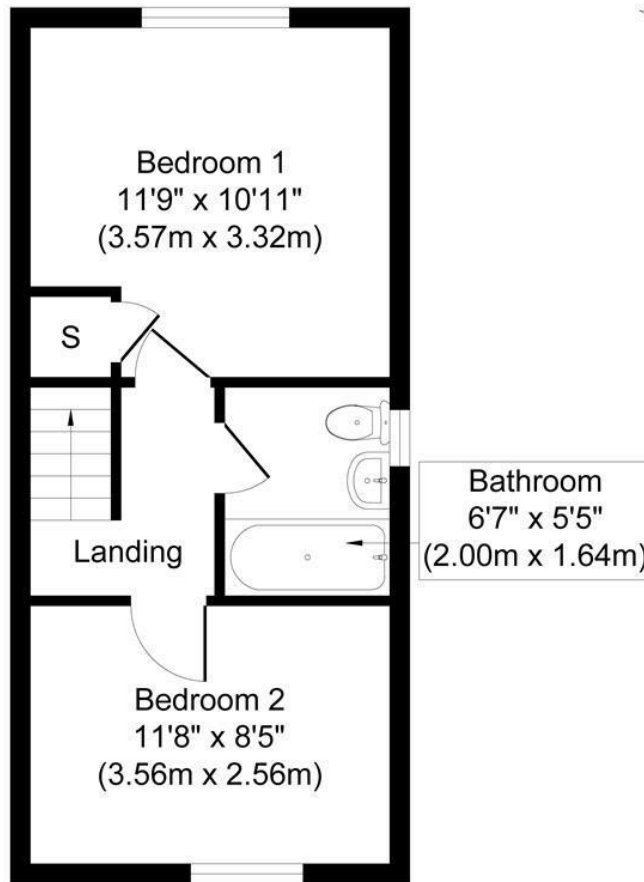




Ground Floor
Approximate Floor Area
319 sq. ft
(29.63 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
319 sq. ft
(29.63 sq. m)

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