

Town Street, Leeds



Asking Price £110,000



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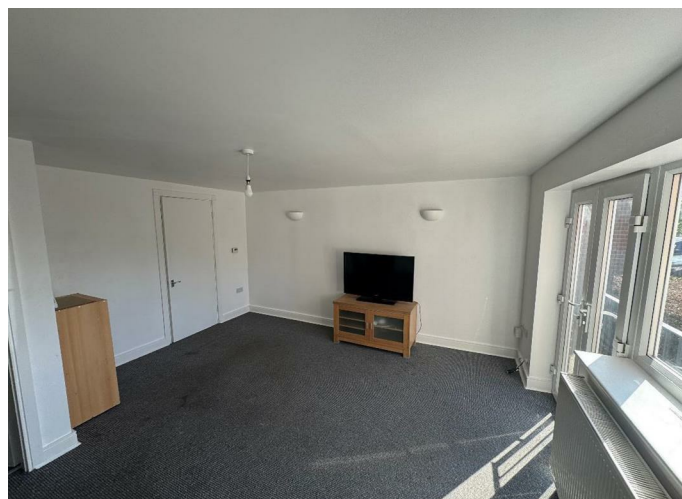


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Situated on Town Street in Middleton, Leeds, this ground floor flat occupies a convenient position within an established residential area, with a good range of local amenities close by. The property is well placed for access to everyday shopping and services, with Middleton District Centre, supermarkets, takeaways and other local facilities all within easy reach. There are also nearby schools, leisure facilities and regular bus services providing links towards Leeds City Centre. For commuters, the property offers convenient access to the wider road network, including the M1 and M62, while the White Rose Shopping Centre and Elland Road are also within easy travelling distance. The combination of ground floor accommodation, local amenities and transport connections makes the property a practical option for both owner-occupiers and investors.



- Ground Floor Flat
- Open Plan Living Room, Kitchen, Diner
- Two Double Bedrooms
- Electric Heating
- Double Glazed Throughout
- Easily Accessible
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Open Plan - Living Room, Kitchen, Diner

5'08 x 20'01 (1.73m x 6.12m)

Built in oven, hob and extractor fan. Oak effect base and wall units with mixer tap and sink unit. Also, comes with free standing fridge freezer and washing machine. Double glazed windows and patio doors overlooking the front of the property.

Bathroom

6'10 x 6'02 (2.08m x 1.88m)

Three piece porcelain based white bathroom suite consisting of WC, wash hand basin and bath with an overhead shower.

Principle Bedroom

9'06 x 13'03 (2.90m x 4.04m)

Featuring a double glazed window and gas central heated radiator.

Bedroom 2

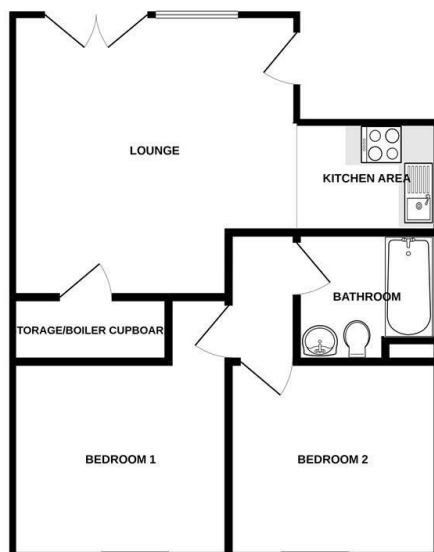
10'03 x 9'07 (3.12m x 2.92m)

Consisting of a double glazed window and gas central heated radiator.

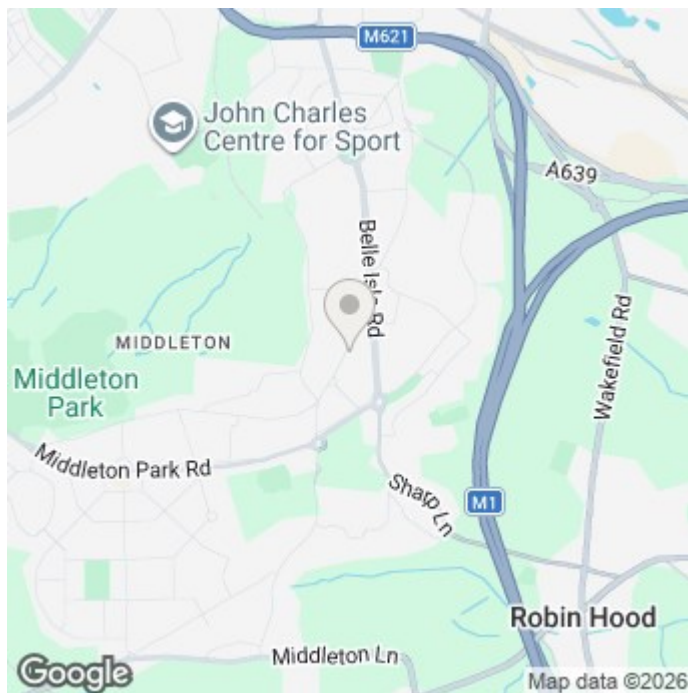


Floor Plan

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq. ft. (46.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Lettingmap 10/2022



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**