Pinders Green Walk, Leeds, LS26 9BE

£180,000

Offered to the market is this two bedroom mid terrace property located on Pinders Green Walk, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property brifley comprises of: entrance, lounge, kitchen/diner, first floor landing, two bedrooms and family bathroom. Externally the property benefits from a low maintanance rear garden. Driveway to the front elevation providing off street parking for mutliple cars. This property is ideal for first time buyers, to arrange your viewing please contact the office today.
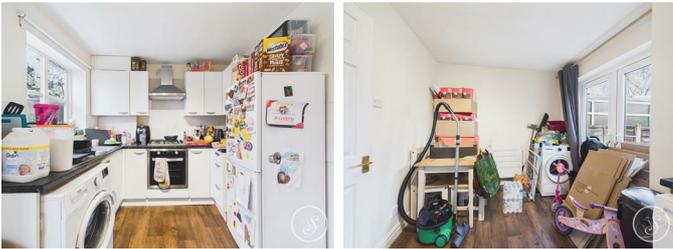
ENTRANCE
Door to the front elevation.

LOUNGE

Double glazed window to the front elevation. Central heating radaitor. Fire with surround. Storage cupboard.

KITCHEN/DINER

Range of wall and base units. Double glazed window to the rear elevation. French doors leading to rear garden. Space for dining table.

FIRST FLOOR LANDING
Central heating radiator.

BEDROOM ONE

Double glazed window to the front elevation. Central heating radiator. Storage cupboard. Loft access.

BEDROOM TWO

Double glazed window to the rear elevation. Central heating radiator.
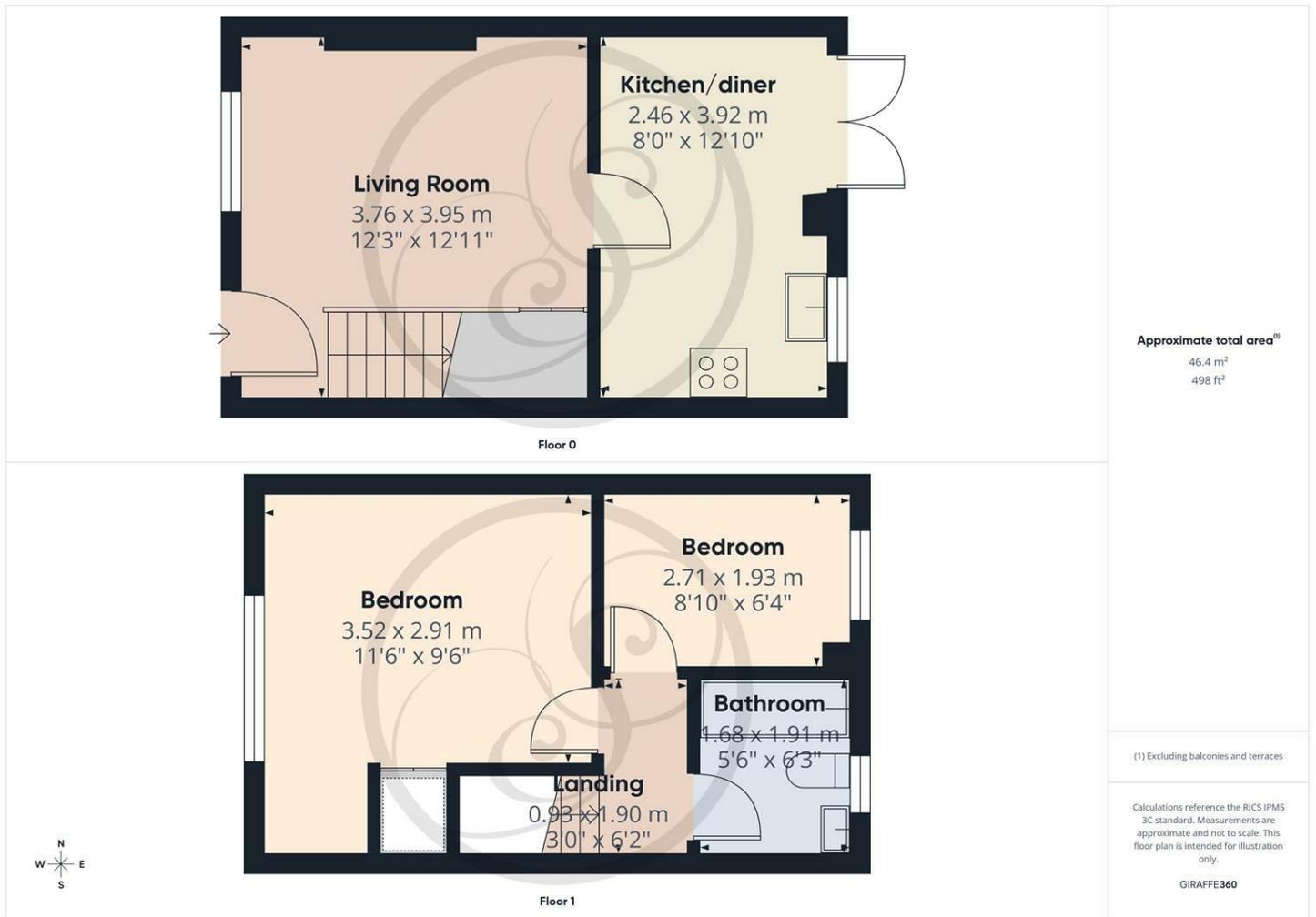
BATHROOM

Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin. Heated towel rail. Bath with shower above.
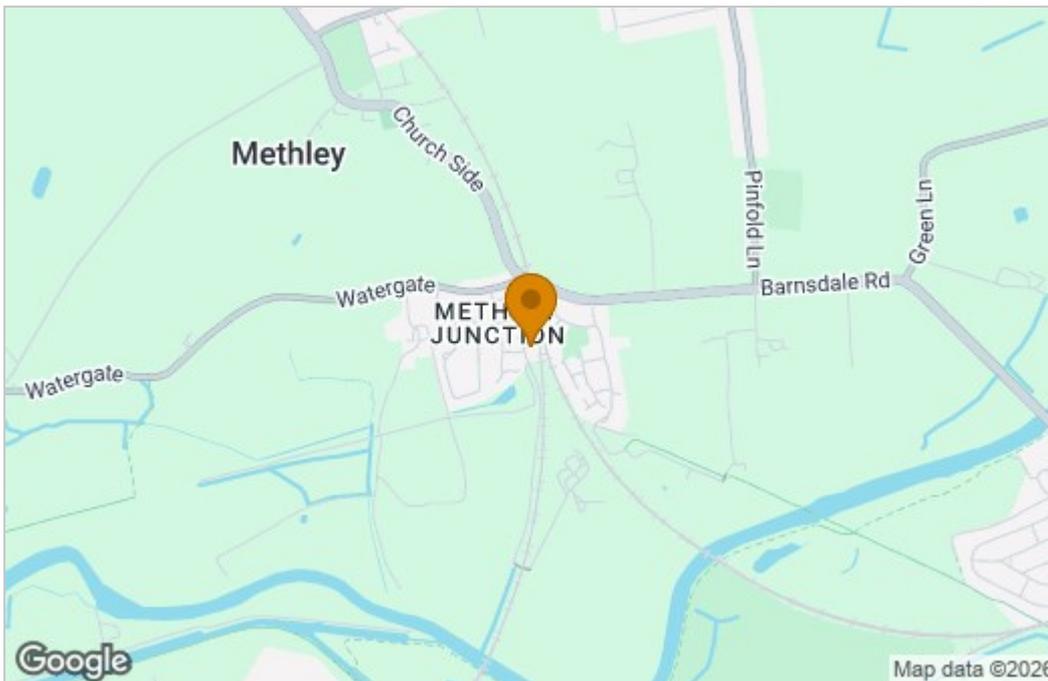
EXTERNAL

Driveway to the front elevation providing off street parking. Low maintanance yard to the rear.
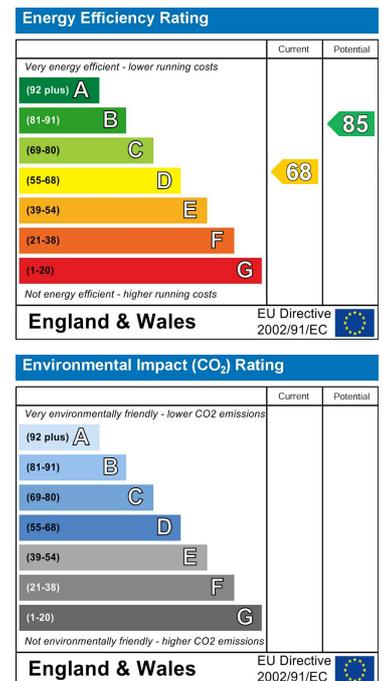
Floor Plan

Floor 0

Living Room
3.76 x 3.95 m
12'3" x 12'11"

Kitchen/diner
2.46 x 3.92 m
8'0" x 12'10"

Floor 0

Floor 1

Bedroom
3.52 x 2.91 m
11'6" x 9'6"

Bedroom
2.71 x 1.93 m
8'10" x 6'4"

Bathroom
1.68 x 1.91 m
5'6" x 6'3"

Landing
0.93 x 1.90 m
3'0" x 6'2"

Floor 1

Approximate total area[1]
46.4 m²
498 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(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

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk

View properties before they come on the market by following us on Instagram - @stoneacreproperties