















Ings Road, Leeds, West Yorkshire,
LS9

Asking Price: £250,000

Tenure: To be advised

YOUR MOVE
James Barrett

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The Property Ombudsman

Ings Road, Leeds, West Yorkshire, LS9

Asking Price: £250,000 Tenure: To be advised

Council Tax Band: B
EPC Rating: D
Local Authority: Leeds City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A comprehensively refurbished and spacious semi detached property offering well appointed accommodation within this popular area which is ideally placed for swift access into the City. The property has two receptions and THREE bedrooms along with a gas central heating system and double glazing, it's ready to move into and is being sold with NO ONWARD CHAIN.

Entrance Hall
Front entrance door, radiator, staircase to the first floor.

Living Room
10'4" x 15'11" (3.15m x 4.85m)
An excellent sized through living room with a radiator and double glazed windows to the front and rear.

Dining Room
10'1" x 11'11" (3.07m x 3.63m)
Radiator, double glazed bay window to the front

Kitchen
13'4" x 5'11" max (4.06m x 1.8m max)
Fitted with an attractive range of recently installed units, inset sink unit, integrated oven and hob, under stairs recess, double glazed window to the rear, rear entrance door.

Landing
Double glazed window to the rear.

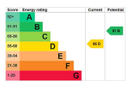
Bedroom 1
10'4" x 15'11" (3.15m x 4.85m)
Radiator, double glazed windows to the front and rear.

Bedroom 2
10'2" x 11'4" (3.1m x 3.45m)
Radiator, double glazed window to the front

Bedroom 3
5'11" x 8' (1.8m x 2.44m)
Radiator, double glazed window to the front

Bathroom
7' x 5'6" (2.13m x 1.68m)
White three piece suite, tiled walls and floor

Garden
Forecourt garden to the front, driveway to the side, enclosed rear garden with patio and lawn.



For full EPC please contact the branch.

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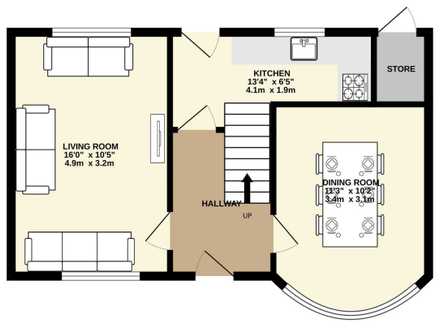
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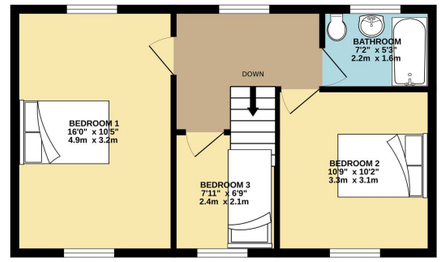
All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 as to their operability or efficiency can be given.
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