



**Recreation Row, Leeds, LS11 0AL**

**Asking Price: £99,950**

**Freehold**

whitegates



## Recreation Row, Leeds, LS11 0AL

**Asking Price: £99,950**

- 1 bedrooms
- 1 bathrooms
- 1 reception rooms
- 1 bedroom
- Spacious terraced house
- Large lounge and bedrooms
- On street parking

### Council Tax Band: A

Whitegates are pleased to present to the market this spacious one bedroom mid terrace property, offered for sale with no onward chain, situated within Holbeck, LS11. Offering generously proportioned living accommodation throughout, the property is an ideal purchase for first time buyers, professionals or investors alike.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



The accommodation briefly comprises of a spacious lounge, fitted kitchen, generous double bedroom and a bathroom suite, providing well balanced living space throughout. Externally, the property benefits from on street parking.

Ideally located just a short distance from Leeds City Centre, the property enjoys excellent access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. Crown Point Shopping Park, the White Rose Shopping Centre, Elland Road Stadium and Leeds Train Station are all within easy reach, whilst regular bus routes and convenient access to the M621 and M62 make the property ideal for commuters. Holbeck Moor is also nearby, offering open green space and pleasant walking routes.

Properties in this location continue to prove popular due to their excellent connectivity and proximity to Leeds City Centre. Early viewing is highly recommended.

Call Whitegates today on 0113 277 1234 to arrange your viewing.

### **Kitchen**

10'2" (3.1) x 5'2" (1.57) ft approx

Vinyl flooring. Base and wall units. Single drainer sink unit with mixer tap. Electric cooker. Double glazed window to front. Access to basement.

### **Lounge**

13'3" (4.04) x 11'9" (3.58) ft approx

Carpet flooring. Radiator. Coved ceiling. Double glazed window to front. Stairs leading to the first floor.

### **Bedroom 1**

13'5" (4.1) x 10'5" (3.18) ft approx

Carpet flooring. Radiator. Double glazed window to front.

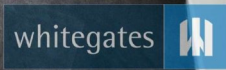
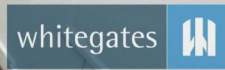
### **Bathroom**

Bath with shower over. Pedestal hand wash basin. Low level flush WC. Part PVC cladded walls. Vinyl flooring. Radiator. Double glazed window to front.

### **Council Tax Band**

A







**0113 277 1234**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.