



Allenby Road, Leeds, LS11



Asking Price: £189,000

Freehold

whitegates



Allenby Road, Leeds, LS11 5RN

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2 bedrooms

1 bathrooms

1 reception rooms

- • Bright reception with fireplace
- • French doors to rear garden
- • Block-paved driveway parking
- • Enclosed garden with patio lawn
- • Outbuilding providing useful storage

Council Tax Band: B

Whitegates is delighted to present this well-maintained two-bedroom semi-detached house, ideally situated in a popular Leeds location, offering convenient access to local amenities, transport links and leisure facilities. This property is perfectly suited to first-time buyers, families and investors alike, providing comfortable and practical living accommodation throughout.

Upon entering, the ground floor offers a well-proportioned reception room with wood flooring, creating a comfortable and welcoming living space. The room is complemented by a fireplace, providing an attractive focal point. French doors lead directly from the reception room into the rear garden, allowing an abundance of natural light to fill the space while creating a seamless connection between indoor and outdoor living. The fitted kitchen benefits from natural



light, providing a practical space suited to everyday living.

Upstairs, the property comprises one well-proportioned double bedroom alongside a single bedroom, offering flexible accommodation for a range of needs. The layout is completed by a family bathroom.

Externally, the property benefits from a generous enclosed rear garden, comprising both patio and lawned areas, providing an ideal space for relaxing, entertaining or family use. A useful outbuilding offers additional storage space, while to the front of the property, a block-paved driveway provides convenient off-street parking.

The property is well positioned for access to a variety of local amenities, with shops, supermarkets and everyday services available within Beeston and along Dewsbury Road. The White Rose Shopping Centre is also within easy reach, offering an excellent selection of shops, restaurants and leisure facilities, while Elland Road stadium is located nearby.

Leeds city centre is easily accessible via regular bus routes, with Leeds railway station providing onward connections to destinations including York, Manchester and London. The property also benefits from convenient access to the M621 and wider motorway network, making it ideal for commuters. A range of local schools and green spaces can also be found within the surrounding area.

An excellent opportunity to acquire a well-presented home in a convenient Leeds location. Early viewing is

highly recommended. Please contact us today to arrange your viewing.

Entrance Hall

Double glazed entrance door, Wooden panelled flooring, Stairs to the first floor

Reception Room

22'1" (6.73) x 10' (3.05) ft approx

Double glazed bay window to the front, Fiited flame gas fire, Coved ceilings, Wall light points, Wooden panelled flooring, Radiator, French doors to the rear

Kitchen

10'6" x 6'7" ft approx (3.2m x 2m ft approx)

Double glazed window and door, Base and wall units, Built in oven and gas hob, Single drainer sink unit, Mixer tap over, Part tiled walls, Tiled flooring, Radiator

Bedroom 1

16'2" (4.93) x 9' (2.74) ft approx

Double glazed window to the rear, Radiator

Bedroom 2

8'8" (2.64) x 7'2" (2.18) ft approx

Double glazed window to the rear, Radiator

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		



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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.