



3 Wesley Close, Leeds, West Yorkshire, LS11 8RG

Ideal for first-time buyers or growing families, this three-bedroom terraced house is ideally situated in a cul-de-sac in a highly popular residential area with good local amenities and excellent transport links. Beautifully presented and tastefully decorated throughout, a viewing is essential to fully appreciate everything this fabulous property has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR

Tel: 0113 322 6333 Email: morley@dacres.co.uk



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Offers Over: £195,000

General Remarks

A deceptively spacious, three-bedroom mid-terrace house which has been thoughtfully re-modelled by the current owners to provide versatile living accommodation. Likely to be very popular, an early viewing is highly recommended to avoid disappointment.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor, spacious living which enjoys plenty of natural light and a full width dining kitchen with French doors to the rear garden.

The kitchen area has fitted wall and base units, ample worktop space, integrated appliances include – gas hob, electric oven, microwave. Plumbing is in place for a washing machine and there is space for a dishwasher and a tumble dryer.

On the first floor there are three bedrooms, two of which have fitted wardrobes and the third bedroom benefits from having built in storage. The spacious family bathroom is fully tiled and has been thoughtfully re-modelled to incorporate a shower cubicle, spa bath, WC and wash basin.



The converted loft is accessed via a fixed, carpeted ladder and is fully boarded, complete with fitted power, central LED strip lighting, skylight window and fitted storage. Although it is slightly reduced in height it would be ideal for use as an occasional bedroom, office, hobby room etc.

Externally, to the front of the property there is a gated, block paved area which will easily accommodate a vehicle but there is no dropped kerb access. The larger rear garden is fully enclosed and is the perfect space for relaxing, entertaining or enjoying a barbecue - having a low maintenance artificial lawn with established plants and bushes to the borders, a decked area, a patio area and a pergola with seating area below.

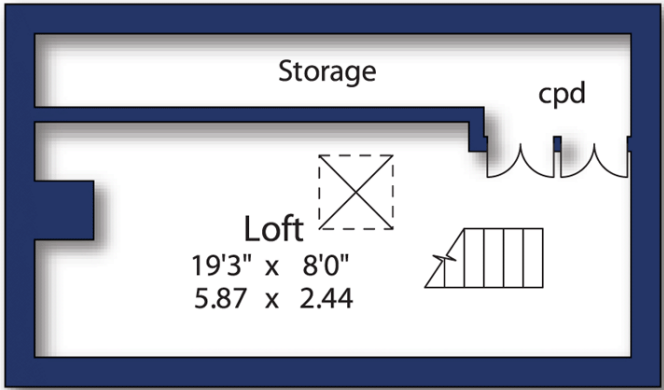
Beeston is an increasingly popular area, just under 3 miles South of Leeds City Centre, it offers a good range of local shops and amenities including the Nisa Shopping Centre and Asda on Old Lane and the White Rose Shopping Centre. Local recreational facilities include the nearby Cross Flatts Park, John Charles Centre for sport and the South Leeds Stadium. There is also convenient access to both Leeds City Centre and the motorway network.



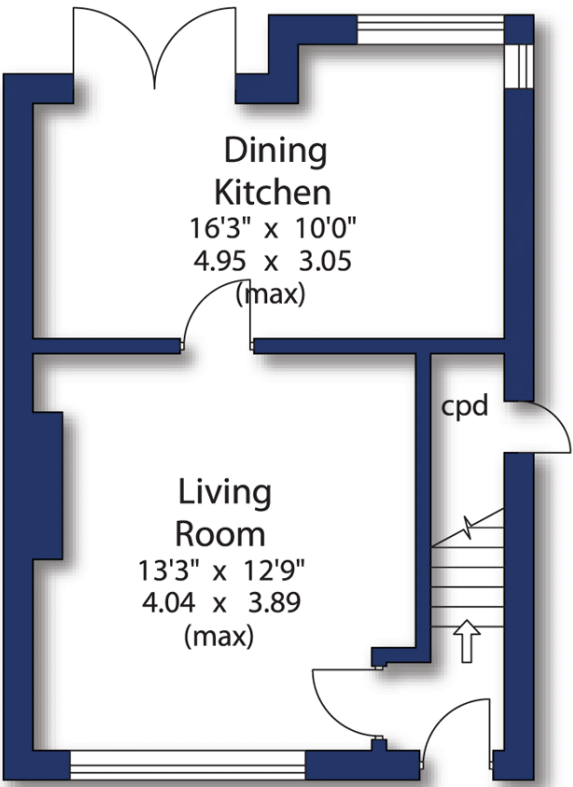




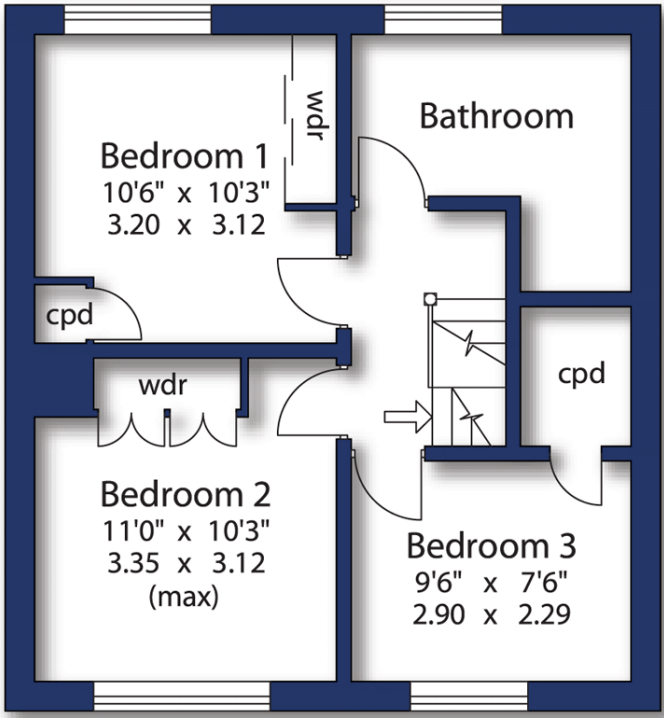
Floorplans



Second Floor



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available with a residents permit.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

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ARRANGE A VIEWING

Call 0113 322 6333 or email
morley@dacres.co.uk

