



5 Southleigh Drive, Leeds, West Yorkshire, LS11 5TR

Offered for sale with NO ONWARD CHAIN, this three-bedroom semi-detached has been extended to the rear and is ideally situated in a very popular residential area with good local amenities and an easy commute to Leeds city centre. The property would benefit from some updating but has huge potential and an early viewing is highly recommended.

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dacres.co.uk   



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Guide Price: £229,950

General Remarks

An excellent opportunity to modernise a property to your own style and taste. This three-bedroom semi-detached house offers spacious living accommodation, totalling 997 square feet complemented by a large rear garden and would make an ideal family home. A viewing is essential to fully appreciate everything this property has to offer.

The ground floor accommodation comprises; - front entrance porch opening to an inner hallway with stairs to the first floor, front facing living room, extended dining room to the rear and a kitchen overlooking the rear garden.

The kitchen has fitted wall and base units, ample worktop space integrated gas hob and double oven.



On the first floor there are three bedrooms: two doubles and a good-sized single. Both double bedrooms have fitted wardrobes including the main bedroom which overlooks the rear garden. The shower room is part-tiled and has a three-piece suite including walk-in shower cubicle with electric shower and an airing cupboard. The landing provides access to the loft which offers a useful additional storage space.

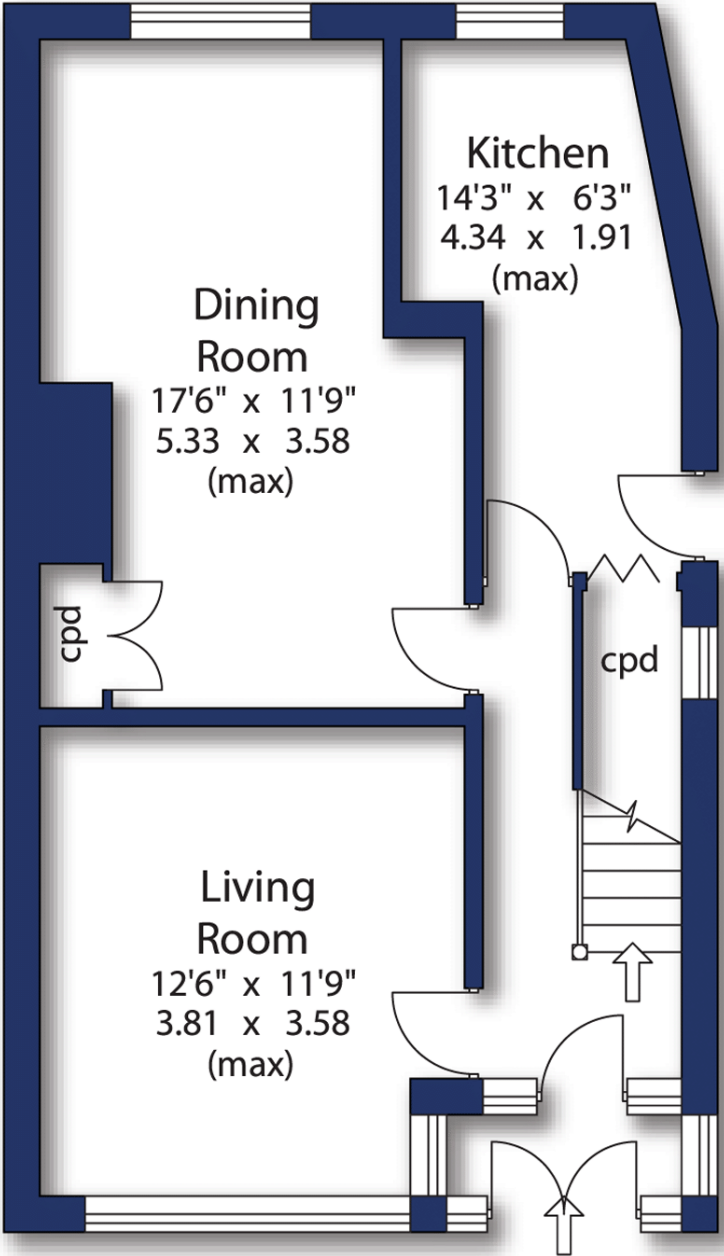
Externally, to the front of the property there is a lawned garden with hedges to the borders. The side driveway provides off-street parking leading to a single garage. The generous rear garden is an ideal space for adults and children alike, having lawned areas with well-established plants and bushes and completed with a greenhouse.



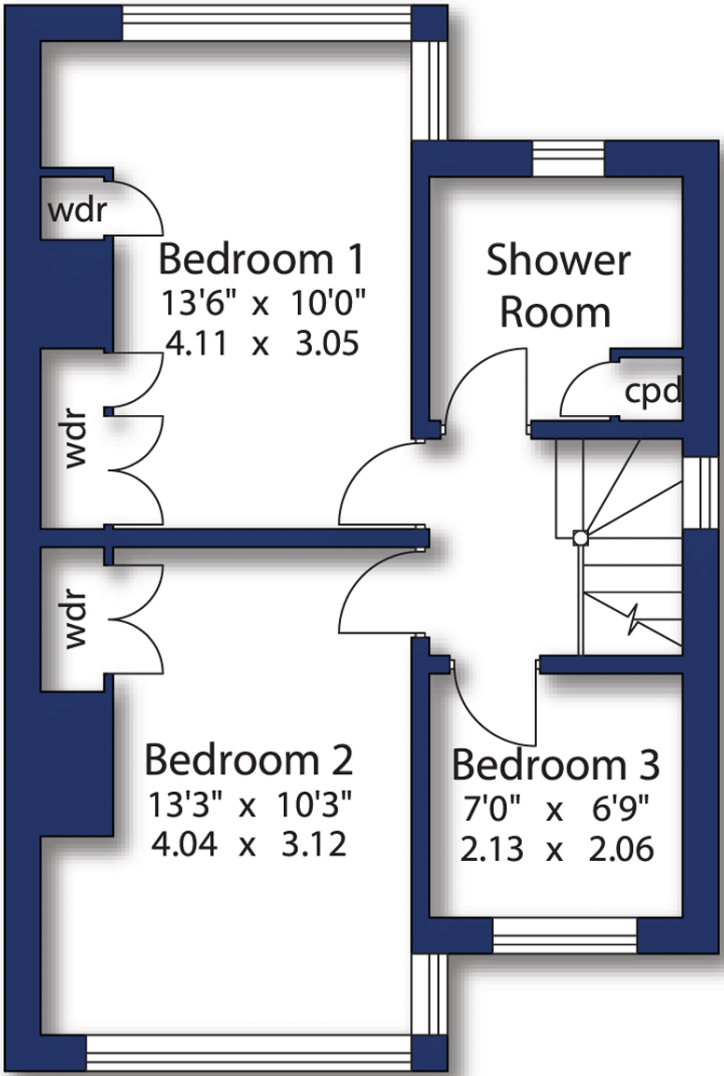




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

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.

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

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

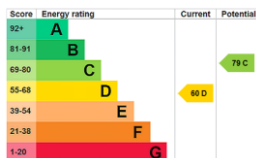
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ARRANGE A VIEWING

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