



197 Wetherby Road, Leeds, LS17 8ND

Chain Free £425,000

NO CHAIN - Requiring a high degree of updating, this is a three bedroom detached house with character that is well located on Wetherby Road.

Accommodation includes hallway, ground floor WC, lounge, dining room, kitchen. First floor landing, two double sized bedrooms and a single sized third bedroom, bathroom and separate WC.

The property is located on the A58 Leeds/Wetherby Road and offers convenient access to A1/M1 motorways via the ELOR and is convenient for Wetherby, Harrogate and Leeds commuting and school runs.

GROUND FLOOR

Glazed door into

HALLWAY



Turned staircase leading up to the first floor, glazed window to the side

HALLWAY



GROUND FLOOR WC

Low WC, glazed window to the side

LOUNGE

11'9" max x 14'5" into bay (3.6 max x 4.4 into bay)



Glazed bay window to the front and glazed window to the side, central heating radiator, inset gas heater

DINING ROOM

11'9" max x 12'5" (3.6 max x 3.8)



Glazed double doors with side panel to the rear and glazed window to the side, central heating radiator



KITCHEN

13'1" x 7'10" (4.0 x 2.4)



Requiring modernisation. Modern gas central heating boiler, glazed window to the rear overlooking the garden, glazed door to the side

FIRST FLOOR

LANDING

Ceiling hatch access to the loft, glazed window to the side

BEDROOM 1

12'1" x 11'9" (3.7 x 3.6)



Glazed window to the front, central heating radiator, built in wardrobes

BEDROOM 2

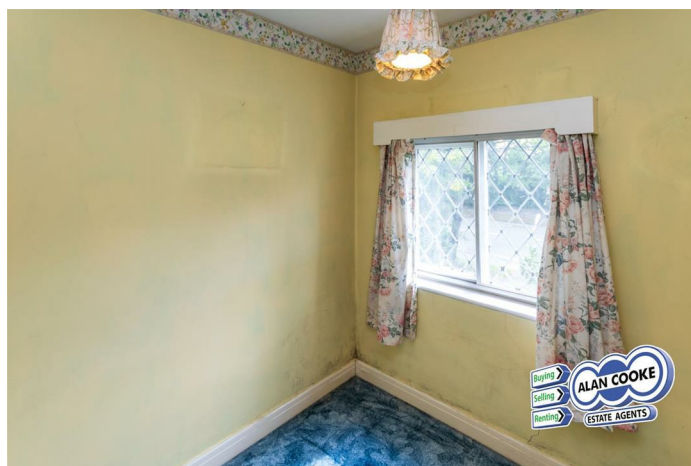
12'5" x 10'9" (3.8 x 3.3)



Glazed window to the rear, central heating radiator, built in wardrobes

BEDROOM 3

7'2" x 6'10" (2.2 x 2.1)



Glazed window to the front, central heating radiator

BATHROOM

7'10" x 5'10" (2.4 x 1.8)



Requiring modernisation. Coloured suite of panelled bath,



panelled wash basin, airing cupboard containing water immersion heater, central heating radiator, glazed window to the rear

SEPARATE WC

4'7" x 2'11" (1.4 x 0.9)

Low WC, glazed window to the side

OUTSIDE



Lawned and stocked garden to the front. Spacious and mature lawned and stocked garden to the rear

DETACHED GARAGE

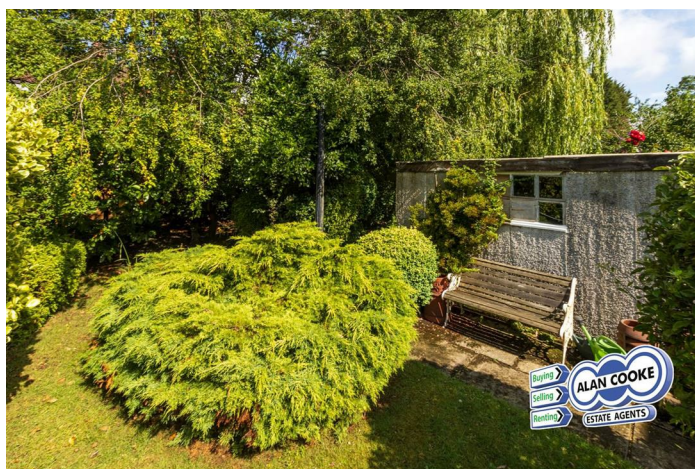


With up and over door

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band E



HOW TO GET THERE

The property is located on the northbound carriageway of the A58 Wetherby Road between the Leeds Ring Road and ELOR

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS


All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

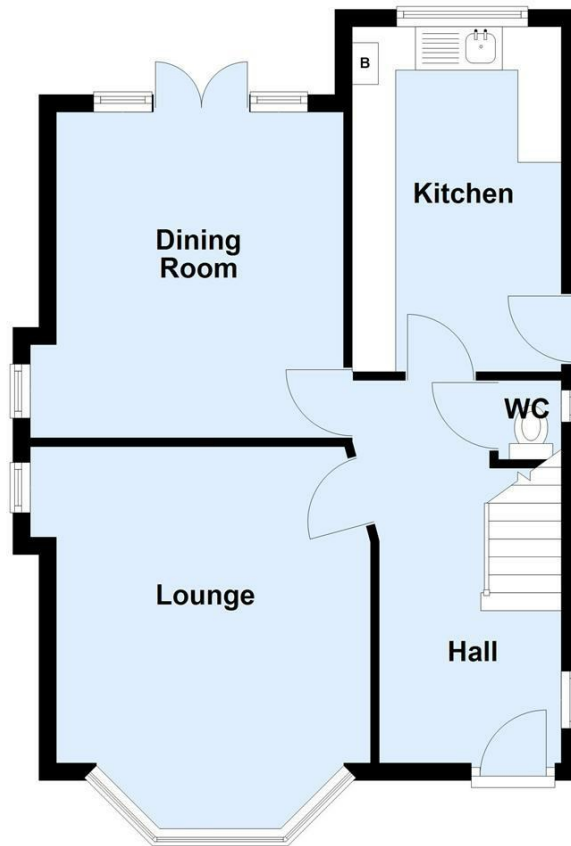
Incorporated in England 6539351

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)

