



## 41 Easterly Road, Leeds, LS8 2TW

**Offers In Excess Of £250,000**

**NO CHAIN** - A three bedroom semi-detached house is immediately available for purchase. Fully uPVC double glazed, gas central heating system, EPC rating D.

Accommodation includes hallway, lounge, breakfast kitchen, dining room. First floor landing, two double bedrooms with built-in wardrobes and a single-sized third bedroom, white bathroom suite.

The property is well located on the north-bound carriageway of Easterly Road offering swift access to Roundhay Road and Leeds city centre.



## GROUND FLOOR

uPVC double glazed door into

## HALLWAY

Turned staircase leading up to the first floor

## LOUNGE

11'5" x 11'9" (3.5 x 3.6)



uPVC double glazed bay window to the front, central heating radiator, feature fireplace around living-flame gas fire

## BREAKFAST KITCHEN

16'0" x 9'6" (4.9 x 2.9)



Range of fitted units with corresponding work tops, plumbed for washing machine and dishwasher, wall mounted gas-fired water and central heating boiler, uPVC double glazed window to the rear and uPVC double glazed door to the side

## BREAKFAST KITCHEN



## DINING ROOM

11'5" x 11'9" (3.5 x 3.6)



uPVC double glazed window, central heating radiator, feature fireplace around living-flame gas fire

## FIRST FLOOR

## LANDING

Ceiling hatch access to the loft



### BEDROOM 1

11'5" x 11'9" (3.5 x 3.6)



uPVC double glazed window, central heating radiator, built in wardrobes

### BEDROOM 2

11'5" x 11'9" (3.5 x 3.6)



uPVC double glazed window, central heating radiator, built in wardrobes

### BEDROOM 3

9'6" x 7'2" (2.9 x 2.2)



uPVC double glazed window, central heating radiator

### BATHROOM

5'10" x 8'6" (1.8 x 2.6)



White suite of panelled bath with hand shower, low WC, pedestal wash basin, two uPVC double glazed windows

### OUTSIDE



Low stone wall front border, driveway and frontage suitable for off-street parking. Outhouse storage to the side. Lawned and stocked garden to the rear

### GARDEN STORE

17'8" x 12'1" (5.4 x 3.7)

The property benefits from a separate building suitable for storage or additional accommodation

### TENURE

Freehold

### COUNCIL TAX

Band C

### HOW TO GET THERE

From Roundhay Road take Easterly Road where No 41 is shortly on the left

### 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.

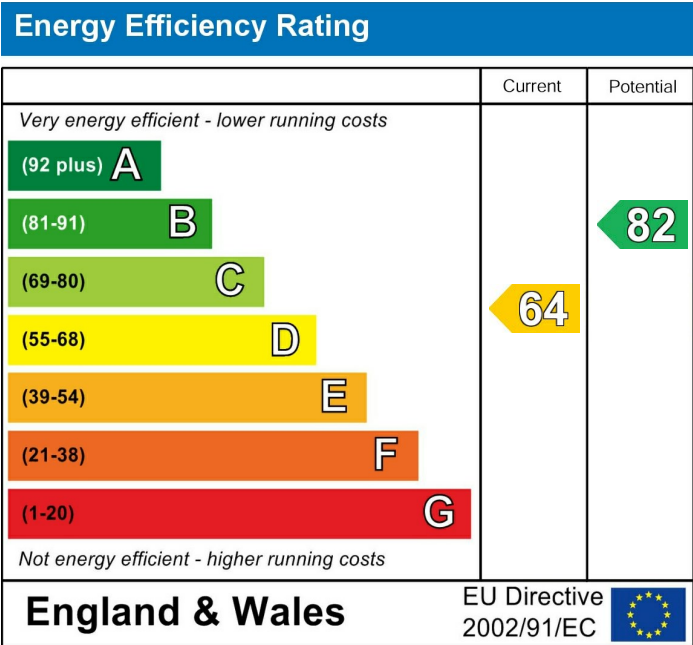
MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

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

Alan Cooke Estate Agents Ltd  
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### Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



### First Floor

Approx. 48.7 sq. metres (523.8 sq. feet)

