



### 3 bed terraced house to buy in

Harlech Road, Leeds, West Yorkshire, LS11 7DG

**£100,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Mid Terraced Property
- ✓ Gas Central Heating
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

We are pleased to offer this three bedroom terraced property available for sale.

The property briefly comprises an entrance door into the kitchen, a lounge, a basement, three bedrooms and a bathroom.

The property benefits from gas central heating, double glazing and yards to the front and rear. The property is located close to amenities, motorway links and Leeds City Centre.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Basement room three



## Basement room two

3.65m x 2.08m (11'11" x 6'9")

Ideal boiler



## Basement room one

3.97m x 3.87m (13'0" x 12'8")

Height: 1.84m



## Bedroom 3

5.78m x 3.86m (18'11" x 12'7")

Fitted carpet, velux window and central heating radiator.



## Wet room

3.04m x 1.31m (9'11" x 4'3")

W.C., wash basin, electric shower with shower rail, double glazed frosted window and central heating radiator.



## Bedroom 2

3.12m x 2.38m (10'2" x 7'9")

Fitted carpet, coving to ceiling, double glazed window and central heating radiator.



## Bedroom 1

3.86m x 3.61m (12'7" x 11'10")

Fitted carpet, fitted wardrobes, storage cupboard, coving to ceiling, double glazed window and central heating radiator.



## Lounge

3.86m x 3.61m (12'7" x 11'10")

UPVC door access to rear yard, coving to ceiling, fitted carpet, gas fire with brick surround, central heating radiator and double glazed window.




## Kitchen

3.87m x 3.84m (12'8" x 12'7")

UPVC door with frosted glass as entrance into the property, wooden base and wall units, partially wooden panelled walls, tiled splashbacks, plumbing for washing machine, extractor hood, ceiling with wooden beams, double glazed window, central heating radiator.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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