



**Marsden Grove, Leeds LS11 7NR**



**welcome to**

**Marsden Grove, Leeds**

TWO bedroom MID BACK to BACK TERRACE accommodation, IDEAL FTB/INVESTMENT, LIVING ROOM, MODERN KITCHEN with INTEGRATED APPLIANCES, ONE first floor BEDROOM and BATHROOM and further BEDROOM to the second floor. ENCLOSED YARD area to the front.



### **Entrance Porch**

Double glazed door and window to the front. Access into the living room.

### **Living Room**

13' 10" x 12' ( 4.22m x 3.66m )

Double glazed window to the front, gas central heating radiator, door leading to staircase and access into the kitchen.

### **Kitchen**

10' 4" x 10' 8" ( 3.15m x 3.25m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, electric oven with induction hob and cooker hood over, integrated microwave, washing machine and dishwasher, space for fridge freezer, space for dining table, spotlights, gas central heating radiator.

### **First Floor Landing**

Access to bedroom one and bathroom. Stairs leading to the second floor.

### **Bedroom One**

11' 11" x 13' 9" ( 3.63m x 4.19m )

Double glazed window to the front, gas central heating radiator.

### **Bathroom**

A four piece bathroom suite comprising of bath with taps and shower over, shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, storage cupboard housing the gas central heating boiler, double glazed window to the front.

### **Second Floor Bedroom Two**

10' 1" x 10' 9" ( 3.07m x 3.28m )

(Restricted head height) Double glazed Velux window, gas central heating radiator, spotlights.

### **Exterior**

Enclosed easy to maintain yard area to the front.



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## **Marsden Grove, Leeds**

- Two bedroom mid back to back terrace
- Yard area to the front
- Modern kitchen
- Four piece bathroom suite
- Gas central heating radiator

Tenure: Freehold EPC Rating: Awaited

# £139,995



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Property Ref:  
MLY109335 - 0004

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Please note the marker reflects the  
postcode not the actual property



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