



Spencer Place, Leeds LS7 4DU

welcome to

Spencer Place, Leeds

An impressive six-bedroom, three-bathroom end-terrace property offering generous proportions and a versatile layout throughout. While some updating is required, the home presents excellent potential and scope for enhancement. The property also benefits from both front and rear gardens.



Spencer Place Lower Floor Lounge

The room features a front-facing window and a fitted radiator, along with a large storage cupboard and laminate flooring. A glass partition separates the lounge from the kitchen.

Kitchen / Dining Room

The kitchen–diner is a generously sized room with ample storage, accessed from this area. It features a large rear window and an external door leading out to the rear yard. Wall and base units and plenty of space for free-standing appliances.

Ground Floor Hallway

Front door access leads into this area, which features a fitted radiator and wooden flooring.

Bedroom Six

A spacious double bedroom featuring a front double-glazed bay window and a fitted radiator, with coving to the ceiling and high skirting boards for added character.

Bedroom Seven

A spacious double bedroom with a rear double-glazed window and fitted radiators. The room also features ceiling coving and impressively high ceilings, adding a sense of character and openness.

Bathroom

The bathroom features a rear double-glazed window and a fitted radiator. It is complete with a toilet, wash basin, and a bath with an overhead shower.

First Floor

Bedroom Three

A spacious double bedroom with a front double-glazed window, a fitted radiator, and coving to the ceiling.

Bedroom Four

A double bedroom with a rear double-glazed

window and a fitted radiator, along with coving to the ceiling for added character.

Bedroom Five

Bedroom five is a single room currently utilised for storage, featuring a front double-glazed window and a fitted radiator.

Bathroom

The bathroom features a front double-glazed window and a fitted radiator. It is equipped with a toilet, wash basin, and a bath with an overhead shower.

Second Floor Bedroom One

A spacious double bedroom with a rear double-glazed window and a fitted radiator, also benefiting from an en-suite for added convenience.

En Suite

A great addition to the home, the en-suite features a toilet, wash basin, and a bath, along with an extractor fan for added practicality.

Bedroom Two

A spacious double bedroom with a large front double-glazed window. The room includes a small partition that creates a natural divide, adding versatility to the space.

External

The property benefits from both front and rear yards, each fully enclosed and low-maintenance. Both areas are a good size and ideal for outdoor relaxing. There is a metal container to the rear for additional storage space.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Spencer Place, Leeds

- THIS PROPERTY HAS A HMO LICENSE
- SIX BEDROOMS - SET ACROSS FOUR FLOORS
- THREE BATHROOMS
- FRONT AND REAR YARDS
- VERSATILE LIVING SPACE THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109797 - 0006

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