



## Hares Terrace, Leeds, LS8

**£99,950**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 2

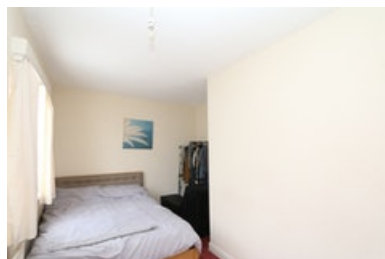
HouseSimple are pleased to offer to the market this Ground Floor Living Room 4.62m (15'2") x 4.12m (13'6") max Window to front, fireplace, radiator, double radiator, fitted carpet, double door, door to: Porch 1.01m (3'4") x 0.87m (2'10")

### Key features:

- Fireplace
- Generous room sizes
- ideal for FTB or investors
- enclosed concrete rear garden

## Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



HouseSimple are pleased to offer to the market this 2 bedroom terrace close to the city centre. It is ideal for First Time Buyers or investors alike. Offering spacious living accommodation, enclosed rear garden and the possibility for extra bedrooms.

the property briefly comprises on the ground floor; entrance porch, living room, bathroom and kitchen. Stairs rise from the first floor landing to first floor to offer 2 generous sized bedrooms. To the rear is an enclosed concrete courtyard.

There is ample on street parking It is also close to local amenities and only a short drive to Leeds City Centre. There are also good bus routes and links to motorway networks.

## Ground Floor

Living Room 4.62m (15'2") x 4.12m (13'6") max

Window to front, fireplace, radiator, double radiator, fitted carpet, double door, door to:

Porch 1.01m (3'4") x 0.87m (2'10")

Fitted carpet, door to:

Kitchen 3.10m (10'2") x 2.89m (9'6")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer, gas point for cooker, window to rear, double radiator, vinyl flooring, stairs, door to:

Bathroom 1.79m (5'10") x 1.42m (4'8")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, tiled flooring, door to:

Hall

Storage cupboard, fitted carpet, door.

## First Floor

Bedroom 2 4.62m (15'2") x 2.89m (9'6")

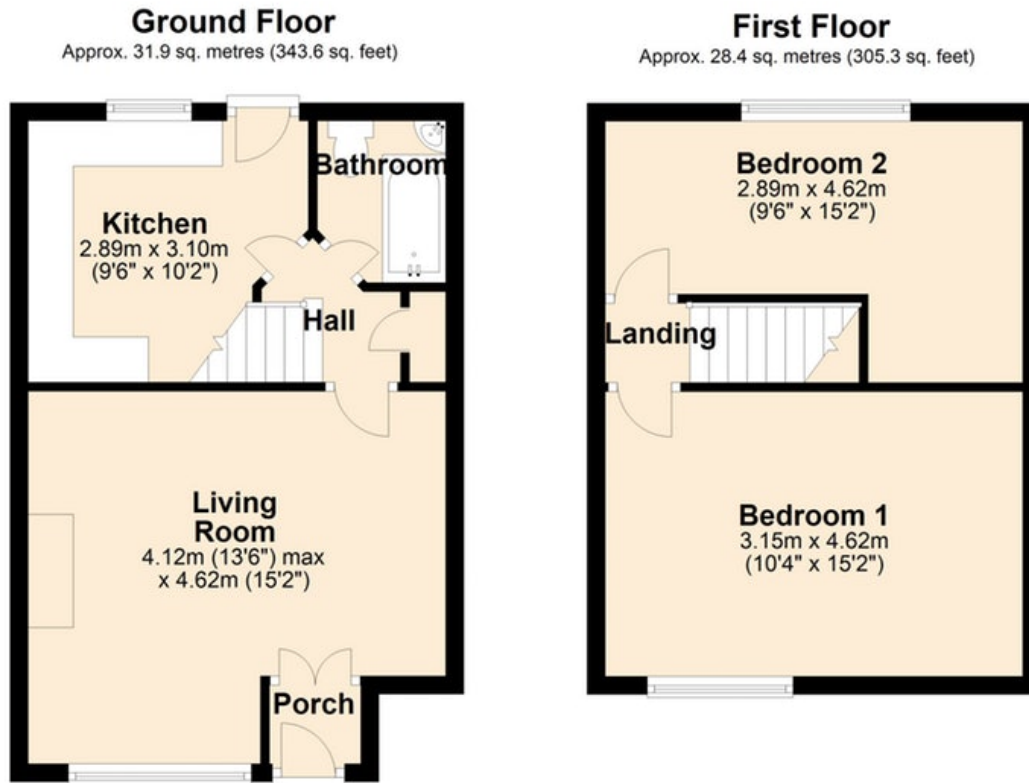
Window to rear, radiator, door to:

Bedroom 1 4.62m (15'2") x 3.15m (10'4")

Window to front, fitted carpet, door to:

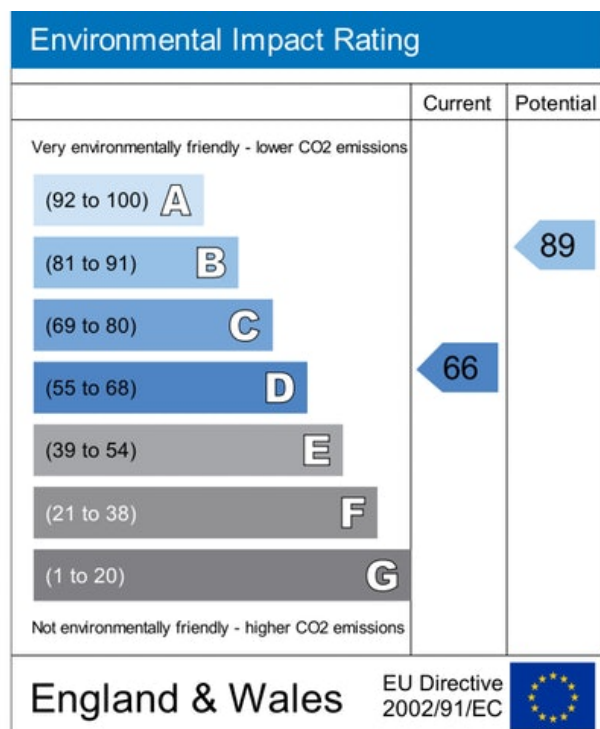
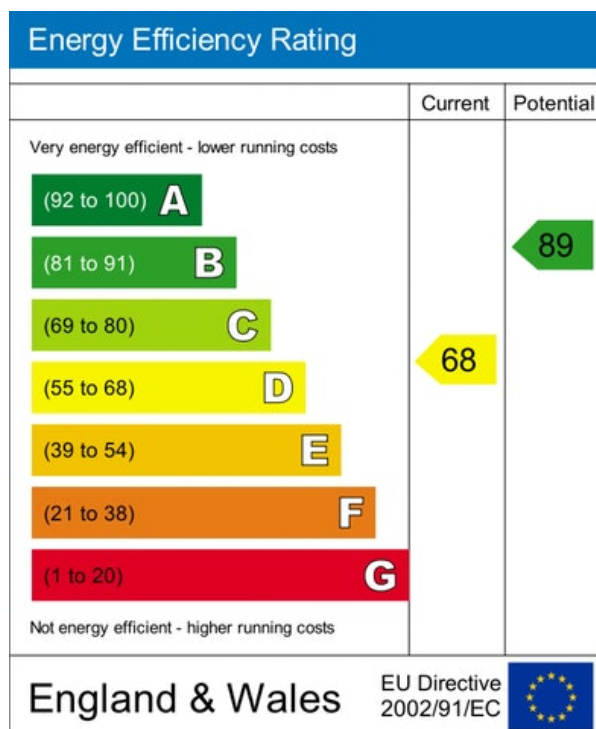
Landing

Floor plan:



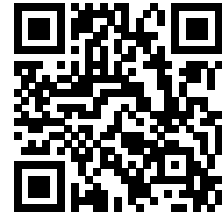
Total area: approx. 60.3 sq. metres (648.9 sq. feet)

Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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