

## Barkly Place, Leeds, LS11

**£75,000**

Guide Price

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

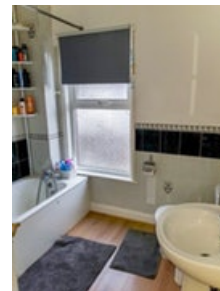
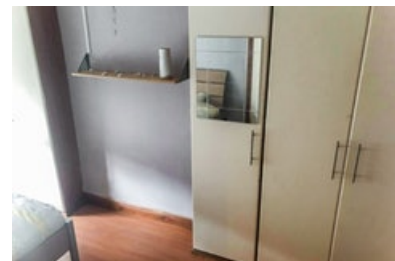
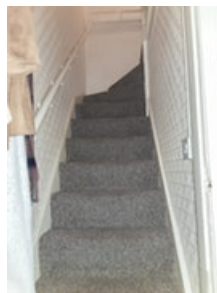
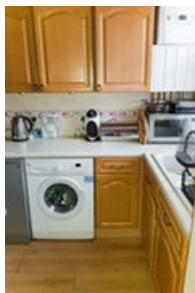
The property is currently under renovation bathroom will be completed January 2020 and the property is being fully modernised GUIDE PRICE £75,000 - £80,000 The property features:- uPVC double glazing, gas central heating, fitted dining kitchen, bathroom. The property briefly comp

## Key features:

- Two Bedroomed Terrace
- Close to local amenities
- No chain
- Viewings Highly recommended
- Ideal for investors
- first time buyers

## Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band A (£100.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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**GUIDE PRICE £75,000 - £80,000**

The property features:- uPVC double glazing, gas central heating, fitted dining kitchen, bathroom. The property briefly comprises:- entrance, living room, dining kitchen. To the first floor:- bedroom one, house bathroom, to the second-floor bedroom two. This property would prove an ideal purchase for the first time buyer or investor and therefore an internal inspection is highly recommended.

The property comprises of :

Living Room 13'11" x 13'3" (4.23m x 4.04m). Through paneled access door with wall mounted electric fire and PVCu double glazed window.

Kitchen 13'10" x 5'6" (4.22m x 1.68m). With a range of wall and base fitted units with worktop surfaces and tiled splashbacks, inset one and a half bowl sink unit with mixer tap, gas cooker point and plumbing for washing machine, PVCu double glazed window, access to the:-

Cellars Providing useful additional storage.

First Floor

Bedroom 1 13'10" (4.22m) x 11'4" (3.46m). PVCu double glazed window.

Bathroom With a white suite comprising:- low flush W.C, pedestal hand wash basin and paneled bath with mixer shower over, and PVCu double glazed window.

Second Floor

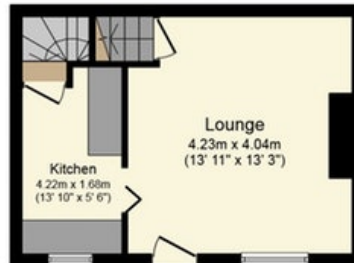
Bedroom 2 19'4" x 7'11" (5.90m x 2.41m). PVCu double glazed dormer window.

## Floor plan:



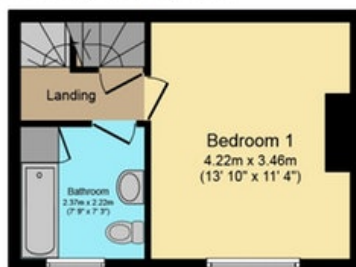
**Cellar**

Floor area 8.0 sq. m. (86 sq. ft.) approx



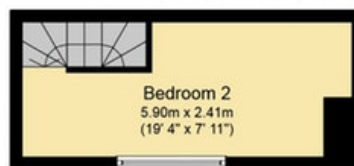
**Ground Floor**

Floor area 25.0 sq. m. (269 sq. ft.) approx



**First Floor**

Floor area 25.0 sq. m. (269 sq. ft.) approx



**Second Floor**

Floor area 14.0 sq. m. (151 sq. ft.) approx

Total floor area 72.0 sq. m. (775 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

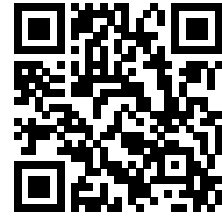
## Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	42
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	86
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	39
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO2 emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## MISREPRESENTATION ACT, 1967.

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