



**22, Walford Road, Leeds, Yorkshire, LS9 7QT**

**£78,500**

**TENANT IN PLACE** - An ideal property for a buy to let investor. This three bedroom three storey back to back terrace is well priced to get buyers on to the property ladder and is conveniently situated for access to the centre of Leeds and the surrounding link routes.

The property benefits from both gas central heating and UPVC double glazing .The accommodation comprises of front entrance to lounge, modern kitchen with built in oven and hob, storage cellar below, first floor landing to double bedroom and bathroom and a further double bedroom and single bedroom to the second floor. Outside on street parking is available to the front .



# Walford Road, Leeds, LS9 7QT

## Ground Floor

### LIVING ROOM 13'2" x 13'2" (4.02 x 4.02)

Well present modern decor, uPVC double glazing, two GCH radiators, two TV points and laminate flooring throughout

### KITCHEN 10'9" x 5'8" (3.28 x 1.75)

Fitted kitchen in white, the property has a range of wall and base units, integrated oven with gas hob and extractor fan. Washing machine & fridge freezer. Upvc double glazed window and door leading to cellar

## First Floor

### BEDROOM ONE 13'8" x 11'8" (4.18 x 3.58)

Spacious double bedroom with double glazing and gch radiator.

### BATHROOM 14'0" x 7'10" (4.27 x 2.40)

A well presented good sized bathroom consisting of a three piece bathroom suite with mixer shower, fully tiled walls and flooring, frosted upvc dg window and gch radiator.

## Second Floor

### BEDROOM TWO 14'5" x 11'9" (4.40 x 3.59)

Double bedroom with double glazed dormer window and gch radiator.

### BEDROOM THREE 9'6" x 11'4" (2.90 x 3.46)

double glazed dormer window and gch radiator



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	46	56
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	