



Wilfred Avenue | Halton | LS15 7SP

£190,000

Two Bedroom Terrace | Council Tax Band B | EPC rating D

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This two-bedroom terraced property is for sale in Leeds 15 and is presented in good condition, making it particularly suitable for first-time buyers. The home offers two reception rooms, providing flexible living and dining space. The first reception room features large windows and a fireplace, creating a bright focal point for everyday living. The second reception room benefits from wood floors and a pleasant garden view, ideal for a dining or family area.

The kitchen enjoys good natural light, offering a practical and functional space for cooking. The main bedroom is a double master bedroom with built-in wardrobes, providing useful storage. The bathroom is fitted with a free-standing bath and a rain shower, offering both convenience and comfort.

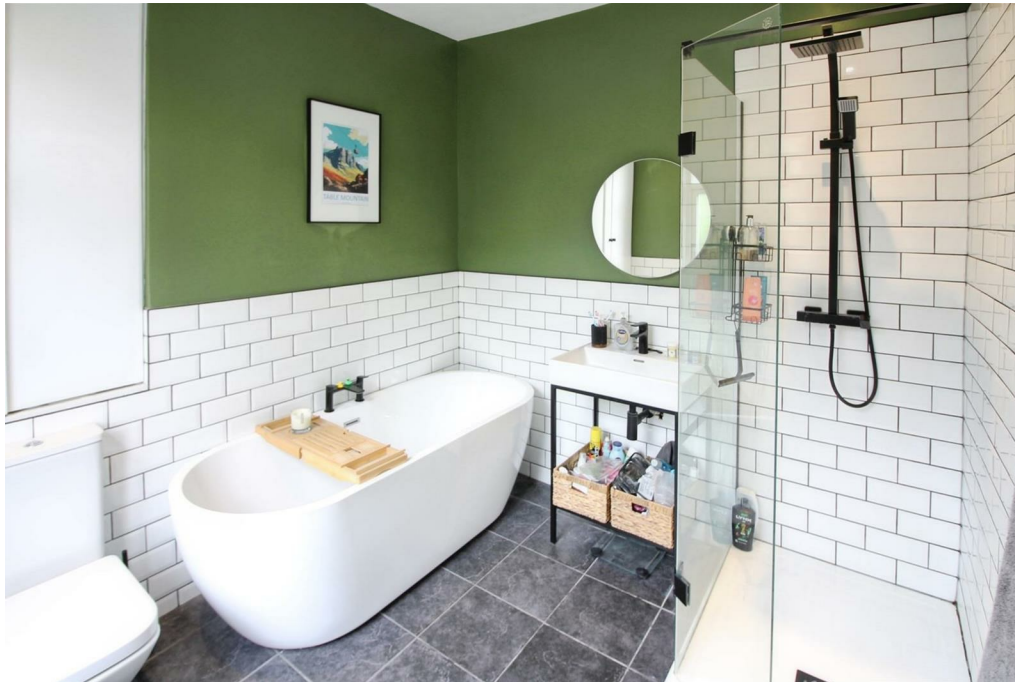
The property has an EPC rating of D and falls within Council Tax Band B.

Located in the Leeds LS15 area, the property is well placed for local amenities, including shops, cafés and everyday services in nearby Cross Gates and the wider East Leeds area. There are nearby schools within the locality, appealing to buyers planning for the future.

Public transport links are convenient, with Cross Gates railway station offering services to Leeds city centre in around 10 minutes, as well as connections towards York and other destinations. Local bus routes provide further access into Leeds and surrounding neighbourhoods. Road links via the A64 and A6120 give straightforward car access to the city centre and wider West Yorkshire region.

Overall, this two-bedroom terraced home represents a practical option for first-time buyers seeking a well-located property in Leeds.

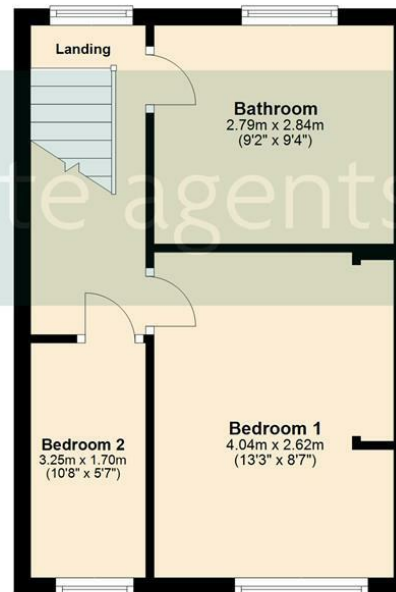




Ground Floor
Approx. 38.6 sq. metres (416.0 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 68.9 sq. metres (742.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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