



Cartmell Drive | Halton Moor | LS15 0AP

£140,000

Two bedroom semi-detached house | Council Tax Band A | EPC rating TBC

**Emsleys** | estate agents



\*\*\*TWO BEDROOM END TERRACE - SOLD WITH NO CHAIN - IDEAL FIRST BUY \*\*\*

We are delighted to offer for sale this well maintained end of terrace house, perfectly situated to take advantage of excellent public transport links, reputable nearby schools, local amenities, and beautiful green spaces. This well-presented property is in good condition throughout and provides an inviting home for first-time buyers and investors alike.

The accommodation comprises a generous reception room, creating a welcoming space ideal for both relaxation and entertaining, a kitchen in need of modernisation, two spacious double bedrooms, each offering comfortable living and plenty of natural light and a modern shower room with a contemporary rain shower and a heated towel rail, ensuring both style and comfort for day-to-day living.

This end of terrace house sets itself apart as an excellent choice for buyers looking to establish themselves in a well-connected location.

Halton Moor is an area undergoing a complete transformation with many new build sites in and around the estate. Being approximately 3-4 miles from Leeds city centre the location is ideally placed for a quick commute to Leeds and close to Seacroft and St James' Hospitals and local primary and secondary schools.

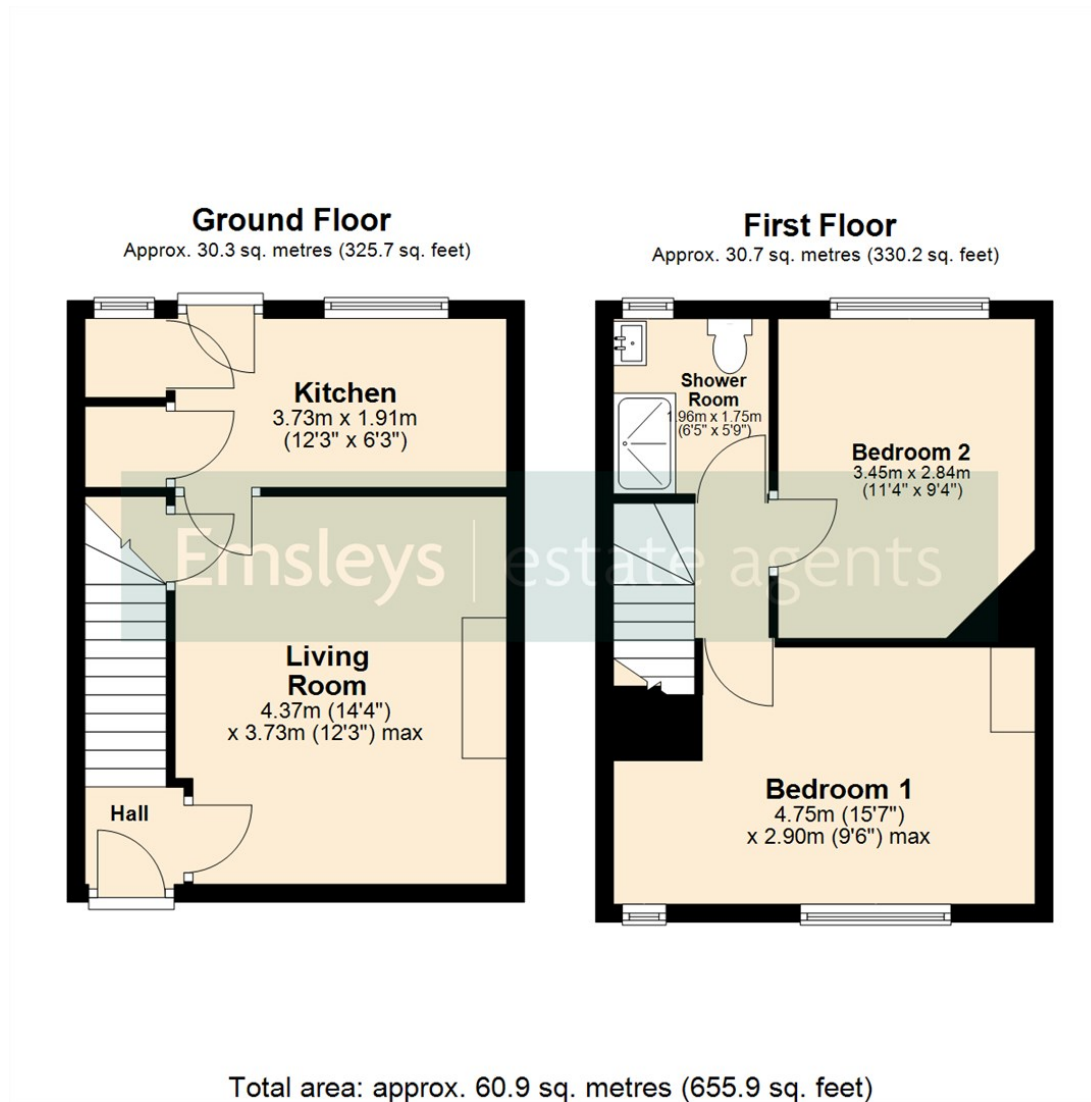
\*\*\* Call now to book your place \*\*\*











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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents