



York Road | | LS14 3AE

£225,000

Two Bedroom End Terrace | Council Tax Band B | EPC Rating E

Emsleys | estate agents

This immaculate two-bedroom end of terrace house is for sale in the semi-rural area of Potterton, York Road, Leeds.

The property offers a reception room featuring an open fireplace, and direct access to the south-facing garden along with a fitted kitchen to include most appliances. The garden space includes outbuildings for storage and a summer house which is fully insulated with power and light, providing a pleasant outdoor extension to the home.

The house accommodates two bedrooms: a double bedroom with built-in wardrobes and a single bedroom, suitable for various living arrangements. The wetroom is fully tiled in modern ceramics and is equipped with a rain shower and heated towel rail.

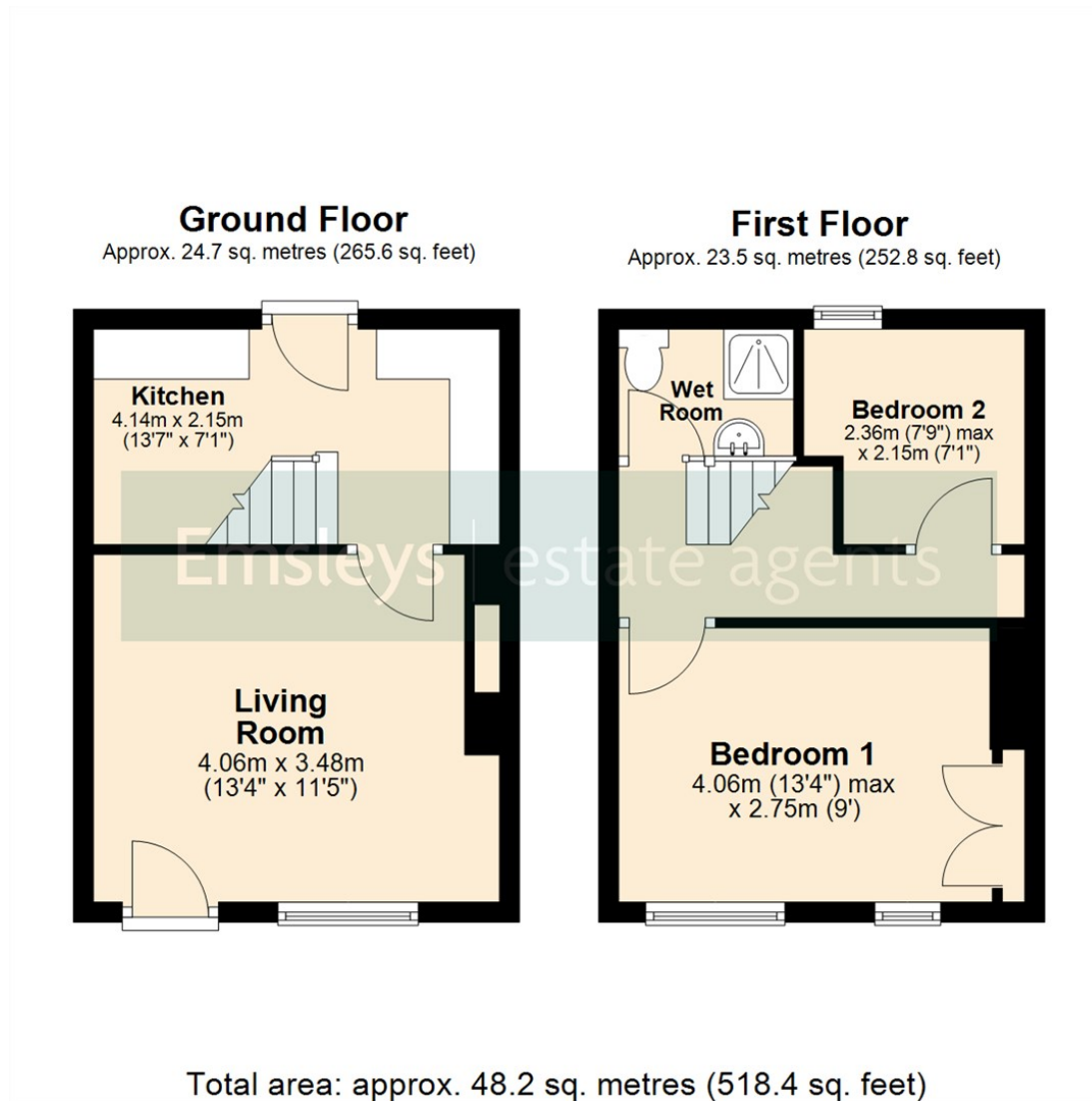
Set in a semi-rural location, this property allows easy enjoyment of the nearby open countryside while being within reach of Leeds' urban amenities. Thorner village is close by, offering local shops, pubs, and cafés. For families, several well-regarded primary and secondary schools are located in the wider area.

Public transport is accessible via Cross Gates railway station, around a 10-minute drive, which provides direct services to Leeds city centre (approximately 8 minutes by train) and York, making it suitable for regular commuters. Road links via the A64 and M1 motorway offer convenient access into Leeds and across West Yorkshire.

This property offers a balance of countryside surroundings with access to Leeds city life.







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

Emsleys | estate agents