



Overdale Terrace | Halton | LS15 7RF

£190,000

Three Bedroom Mid Terrace | Council Tax Band B | EPC Rating TBC

Emsleys | estate agents

**\*\*\* THREE BED MID TERRACE SOLD WITH NO CHAIN \* FULLY MODERNISED AND READY TO MOVE INTO \*\*\***

This immaculate three-bedroom terraced house is for sale in a popular residential area of Leeds, offering an appealing opportunity for first-time buyers and investors alike.

The ground floor features a reception room with laminate flooring and large window to the front, providing a bright and practical living and dining space. The separate kitchen has been replaced with modern white wall and base units with wood grain effect counter tops and integrated cooking appliances, offering a functional area for day-to-day cooking and meal preparation. A door opens from the kitchen and stairs lead down to a useful storage cellar.

To the first floor there is a large double bedroom, a modernised bathroom with shower over bath, wash basin with storage and low flush w.c and a third single bedroom which would make a great nursery or work from home office. From the landing a staircase rises to the second floor where you will find another large double bedroom with dormer window to the front.

The property is well located for local amenities, with shops, supermarkets and everyday services available in the surrounding LS15 area. Temple Newsam, one of Leeds' major parks and historic estates, is within easy reach, offering extensive green space, woodland walks, a golf course and a farm.

Families benefit from access to nearby schools across primary and secondary levels within the local catchment.

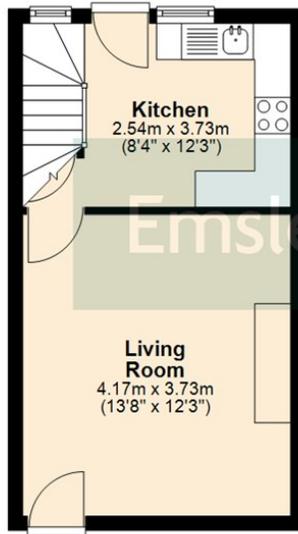
Public transport links are strong, with Cross Gates station a short drive or bus journey away, providing regular services into Leeds City Centre in around 10 minutes, as well as routes towards York and other West Yorkshire destinations. Road connections are convenient, with good access to the A64 and M1 for commuters.

This three-bedroom terraced house for sale combines practical accommodation with access to local amenities, schools and transport, making it a sensible choice for both home buyers and investors.

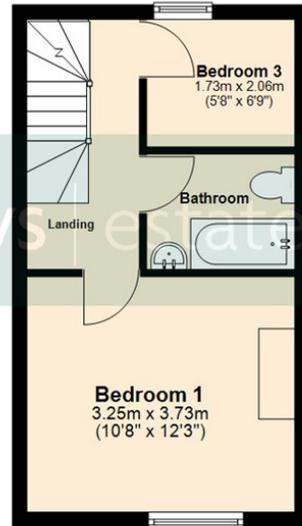




**Ground Floor**  
Approx. 25.4 sq. metres (273.4 sq. feet)



**First Floor**  
Approx. 24.9 sq. metres (268.3 sq. feet)



**Second Floor**  
Approx. 17.2 sq. metres (185.4 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 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.



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

**Emsleys** | estate agents