



## The Cottage, Park Villas, Leeds

**£235,000**

2 bedroom bungalow for sale | Freehold **SSTC**

SITUATED IN THIS VERY POPULAR LOCATION OF ROUNDHAY IS THIS 2 BEDROOM SEMI DETACHED BUNGALOW WITH GARAGE AND SET BACK FROM THE ROAD BEING SOLD WITH NO ONWARD CHAIN. The accommodation comprises of entrance hall, spacious living room, kitchen, spacious bathroom, and two bedrooms. The exterior has off street parking and communal gardens.

Tenure: Freehold  
Parking options: Off Street

**Entrance hall**

w: 0.99m x l: 5.03m (w: 3' 3" x l: 16' 6")  
Wooden front door leading into the entrance hall. There is a radiator and wood effect wall paper.

**Living room**

w: 3.56m x l: 5.69m (w: 11' 8" x l: 18' 8")  
Spacious room with gas bar fire and wooden surround, TV point, double glazed bay window.

**Kitchen**

w: 2.34m x l: 3.38m (w: 7' 8" x l: 11' 1")  
Range of wall and base units with worktop surfaces over. Sink with mixer tap, plumbing for washing machine, tiled walls, double glazed window.

**Bedroom 1**

w: 2.97m x l: 3.53m (w: 9' 9" x l: 11' 7")  
Spacious double room with a range of built in wardrobes and vanity desk, radiator, double glazed window.

**Bedroom 2**

w: 2.51m x l: 2.59m (w: 8' 3" x l: 8' 6")  
Range of built in wardrobes, double glazed window, radiator.

**Bathroom**

w: 2.36m x l: 2.34m (w: 7' 9" x l: 7' 8")  
Spacious double shower cubicle, low level w/c, vanity basin and vanity unit, tiled walls and floors, double glazed window, storage cupboard.

**Garden**

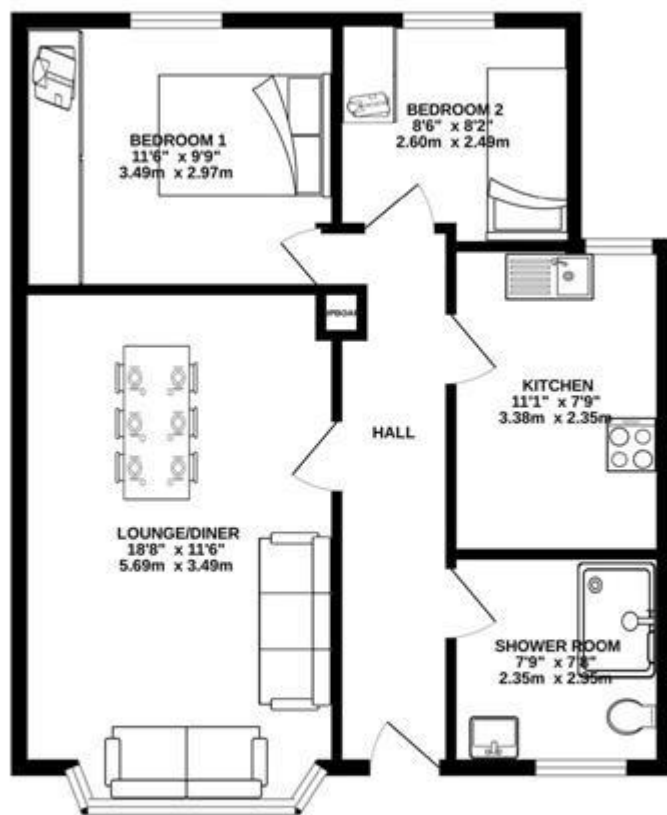
There are communal gardens and there is off road parking via a garage in a block.





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.

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