



## Springfield Lane

### Property Features

- NO FORWARD CHAIN
- IMMACULATELY PRESENTED
- TWO BEDROOM END TERRACE
- DRIVE WAY PARKING
- 2 CELLARS
- EARLY VIEWING ADVISED

### Property Summary

**\*\* DEAL DIRECTLY WITH THE OWNERS \*\***OAKLEAF PROPERTIES are delighted to offer for sale this IMMACULATELY PRESENTED, TWO BEDROOM, DOUBLE FRONTED, END TERRACE property in the ever popular MORLEY area of Leeds. This lovely home would ideally suit a first time buyer or investor looking for something that doesn't need any work and you can move straight in to. It has the added benefit of two cellars, ideal for storage and it's own RESIN DRIVE to the side which has 9 years left of a 10 year guarantee. This is one that will sell quickly so **\*\*\* DO NOT DELAY - BOOK YOUR VIEWING TODAY!**  
\*\*\*

Price  
**Asking price**  
**£159,995**

Speak with our Sales Adviser Today to Arrange a Viewing!

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**\*\* DEAL DIRECTLY WITH THE OWNERS \*\***OAKLEAF PROPERTIES are delighted to offer for sale this **IMMACULATELY PRESENTED, TWO BEDROOM, DOUBLE FRONTED, END TERRACE** property in the ever popular MORLEY area of Leeds. This lovely home would ideally suit a first time buyer or investor looking for something that doesn't need any work and you can move straight in to. It has the added benefit of two cellars, ideal for storage and it's own RESIN DRIVE to the side which has 9 years left of a 10 year guarantee. This is one that will sell quickly so **\*\*\* DO NOT DELAY - BOOK YOUR VIEWING TODAY! \*\*\***

**\*\* DEAL DIRECTLY WITH THE OWNERS \*\*** OAKLEAF PROPERTIES are delighted to offer for sale this **IMMACULATELY PRESENTED, TWO BEDROOM, DOUBLE FRONTED, END TERRACE BACK TO BACK** property in the ever popular MORLEY area of Leeds. This lovely home would ideally suit a first time buyer or investor looking for something that doesn't need any work and you can move straight in to. It has the added benefit of two cellars, ideal for storage and it's own RESIN DRIVE to the side which has 9 years left of a 10 year guarantee. This is one that will sell quickly so **\*\*\* DO NOT DELAY - BOOK YOUR VIEWING TODAY! \*\*\***

Entrance to the property is in to the kitchen which is fitted with modern range of wall and base units in a ageless, cream, high gloss finish with contrasting work surfaces. Intergrated appliances include a fridge/freezer, washing machine, dishwasher and induction hob. Tiled flooring and spotlights to the ceiling, windows to the front and side elevations. At the back of the kitchen is door leading to the stairs to the two cellars which would make ideal storage. The lounge is to the right of the property, has a window to the front elevation, a central heating radiator and is decorated in a neutral grey colour. There is a door at the back of the lounge leading to stairs up to the first floor level. Bedroom one is a double room, has a window to the front elevation, build in wardrobes, central heating radiator and is decorated in a neutral grey. The bathroom is also on the first floor and is fitted with a white, three piece suite comprising of panelled bath, wc and wash hand basin. Cupboard housing the boiler. The window is to the front elevation. Bedroom two is also a double room and is situated on the second floor. There is a window the side elevation and a velux window to the front elevation.

The property has a garden to the front elevation which has a path to the front door, lawns on either side of the path and a small, gravelled area to put seating on. There is also an opening leading to the drive at the side of the house. The resin drive still has 9 years left of a 10 year guarantee.

# Map

