



**Sanderling Garth, Middleton, Leeds, West
Yorkshire, LS10 3UJ**

Price
£139,995

Property Features

- TWO BEDROOM
- SEMI DETACHED HOUSE
- NICELY PRESENTED
- ENCLOSED GARDEN
- EARLY VIEWING ADVISED

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Adviser Today to Arrange a
Viewing!

Property Summary

OAKLEAF PROPERTIES are pleased to offer for sale this NICELY PRESENTED, TWO BEDROOM, SEMI DETACHED on a popular development just off Town Street in Middleton. It is located close to local amenities including a doctors surgery, dentist, Asda supermarket and petrol station. There is easy access to public transport, the motorway network is a few minutes drive and Leeds City Centre is just a little further on. This lovely home would make an ideal first time buy, family home or even a buy to let investor offering ready to move in to accommodation.

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Accommodation briefly comprises of:

Ground Floor Level

ENTRANCE

The front door leads in to the lounge.

LOUNGE

The lounge has a door to the kitchen and open plan stairs to the first floor. Window to the front elevation and a central heating radiator.

KITCHEN

The kitchen is fitted with a range of wall and base units with a single drainer sink unit. There is a built in oven and microwave and a chrome radiator. Window and door to rear elevation.

First Floor Level

LANDING

Give access to bot bedrooms and the bathroom.

BEDROOM ONE

The main bedroom has a window to the front elevation and a central heating radiator.

BEDROOM TWO

The second bedroom has a window to the rear elevation and a central heating radiator. This room also has built in wardrobes.

BATHROOM

The modern bathroom is fitted with a three piece suite comprising of a bath with shower over and a shower screen, vanity unit with modern sink and a low level flush WC. The walls are tiled and there is a chrome heated towel rail. Window to the side elevation

EXTERNAL

The front of the property has a gravelled area providing off street parking as well as a drive to the side of the house. The rear garden has gravelled borders with an artificial lawn and a paved patio area.

Map

