



## 4 bed terraced house to buy in

Eccleburn Road, Leeds, West Yorkshire,  
LS9 9DE

**£120,000** Starting Bid

 x4  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ 4 Bedrooms
- ✓ Patio area to the rear
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £126,000

Four bedroom terraced house for sale, located in close proximity to Leeds city centre with excellent public transport links. This property is an ideal opportunity for first-time buyers or investors, available chain-free with vacant possession.

Featuring four bedrooms, this house is spacious and can accommodate a growing family or serve as a lucrative investment property. The house boasts two reception rooms, Kitchen and cellar.

On-street parking is also available, adding to the convenience of this property.

The property is in council tax band A and has an EPC rating of E. This rating reflects the energy efficiency of the house, which could be improved with some modernisation. The house benefits from being a through terrace with a rear patio area.

This property is a valuable investment opportunity, that offers a lot of potential for personalisation and improvement.

### ENTRANCE PORCH

**LIVING ROOM** 14' 8" x 12' 0" (4.49m x 3.68m) max Situated to the front of the property is the living room with double glazed window and central heating radiator.

**DINING ROOM** 12' 11" x 11' 11" (3.94m x 3.65m) The second reception room has double glazed window overlooking the rear patio. Access to the cellar and Kitchen.

**KITCHEN** 11' 6" x 5' 5" (3.53m x 1.66m) The kitchen has a range of fitted units, new double glazed window and door leading to the rear patio.

Kitchen units, tiling and extractor fan installed September 2025.

## FIRST FLOOR

**BEDROOM ONE** 12' 0" x 12' 0" (3.68m x 3.66m) Situated to the front of the property is the first bedroom. Double glazed window and central heating radiator.

**BEDROOM FOUR** 10' 2" x 6' 5" (3.11m x 1.96m) Single room with double glazed window.

**BATHROOM** 10' 2" x 5' 2" (3.10m x 1.58m) House bathroom with electric shower over the bath, hand basin and W.C. Double glazed window and storage cupboard.

## SECOND FLOOR

**BEDROOM TWO** 11' 8" x 10' 9" (3.57m x 3.28m) max The third double bedroom has double glazed dormer window and is situated to the rear of the property.

**BEDROOM THREE** 12' 0" x 8' 2" (3.67m x 2.49m) The third double bedroom is situated to the front of the property with dormer window.

**EXTERNAL** The property has a patio area to the rear which is accessed from the Kitchen.

On street parking.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None


Mobile signal coverage: Good



**Ecclesburn Road, Richmond Hill, LS9 9DE**

Total Area: 92.7 m<sup>2</sup> ... 998 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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