



## Buy ·

a super three bedroomed end terraced house with excellent city views to the front

## -from Spencer.

- End terraced house with front entrance porch
- Living room with city views to the front
- Breakfast kitchen with access on to the rear courtyard tiered garden
- Two bedrooms and bathroom on the first floor
- Attic bedroom with Velux windows
- Position at the head of the cul-desac
- No chain
- · What3Words://straw.book.horns
- Council Tax Band A
- EPC Rating D











Offers Over

£225,000

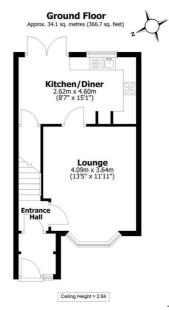








## **Floorplan**



First Floor Approx. 31.3 sq. metres (337.4 sq. feet)



Second Floor
Approx. 14.9 sq. metres (160.7 sq. feet)



Total area: approx. 80.3 sq. metres (864.8 sq. feet)

All measurements are approximate Yorkshire EPC & Floor Plans Ltd Plan produced using PlanUp.

## 23 Ledstone Road



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Viewing: Via the Agents

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