



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 m² ... 998 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		S1
(69-80) C		
(55-68) D		
(39-54) E	S3	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ecclesburn Road, Leeds, West Yorkshire, LS9 9DE

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

HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.