

FREEHOLD



House - Semi-Detached (EPC Rating: D)

Halifax Drive, Beaumont Leys, Leicester LE4 2GX

Offers Over

£165,000



# 2 Bedroom House - Semi-Detached located in Leicester

Seths are pleased to market this Two Bedroom semi detached house, conveniently located in the Beaumont Leys area. The accommodation comprises of a lounge, kitchen, conservatory, two bedrooms and a bathroom. The property benefits from a garden to the rear, gas central heating and double glazed windows.

Viewing is by appointment only.

## SUMMARY DESCRIPTION

Seths are pleased to market this Two Bedroom semi detached house, conveniently located in the Beaumont Leys area. The accommodation comprises of a lounge, kitchen, conservatory, two bedrooms and a bathroom. The property benefits from a garden to the rear, gas central heating and double glazed windows.

Viewing is by appointment only.

## GROUND FLOOR

### ENTRANCE PORCH

Laminated flooring.

### LOUNGE

12'2" x 14'8"

Laminated flooring, TV stand, access to stairs, radiator, double glazed window facing front aspect.

### KITCHEN

8'2" x 14'4"

Laminated flooring, base level units, eye level units, sink with drainer, integrated electric hob with oven, washing machine, radiator, sliding door to conservatory, double glazed windows to side and rear.

### CONSERVATORY

Tiled flooring, fridge/freezer, door to rear garden, double glazed windows all around.

## FIRST FLOOR

### LANDING

Laminated flooring, double glazed window facing side aspect.

## BATHROOM

Tiled flooring, partly tiled walls, w/c, wash hand basin, bathtub with electric shower, radiator, double glazed window facing rear aspect.

## BEDROOM

12'1" x 8'7"

Laminated flooring, storage cupboard, radiator, double glazed window facing rear aspect.

## BEDROOM

8'5" x 14'8"

Laminated flooring, radiator, double glazed windows facing front aspect.

## OUTSIDE

### REAR

Slabbed area, stairs, access to front, surrounded by brick wall.

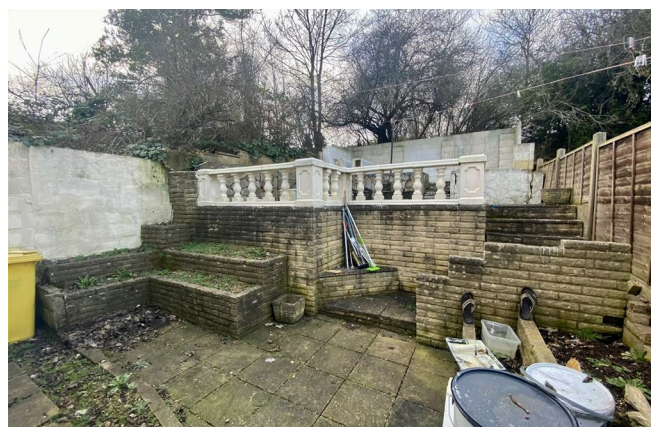
### FRONT

Slabbed area.

## FREEHOLD

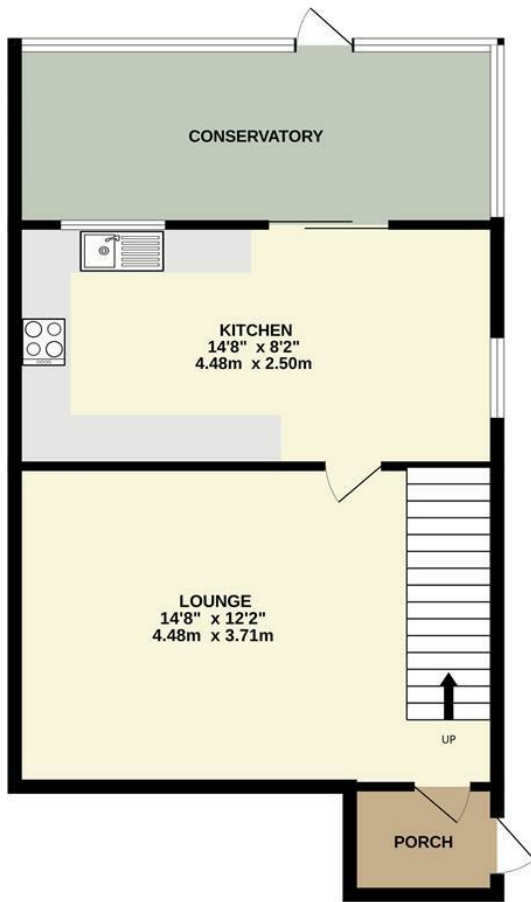
## COUNCIL TAX BAND - A



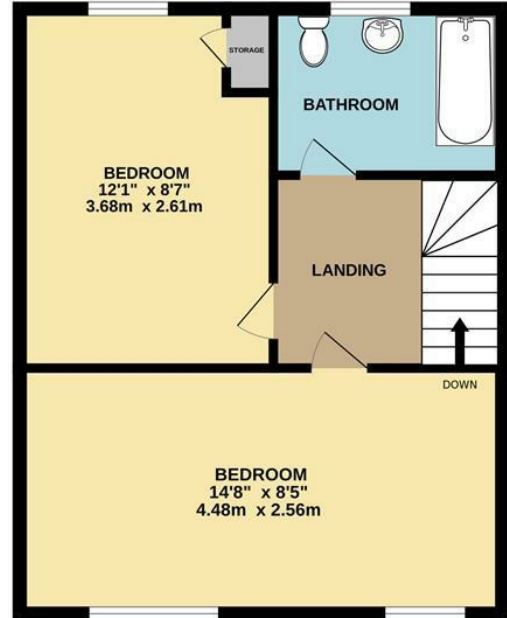




GROUND FLOOR



1ST FLOOR

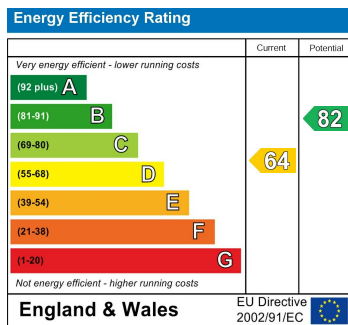


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Council Tax Band

**A**

Energy Performance Graph



Call us on

**0116 266 9977**

**sales@seths.co.uk**

**www.seths.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.