

Estate &
Letting Agents

dwell

11 Marley Terrace
Beeston
Leeds
LS11 8QS
£125,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

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Property Details

- Mid-Terraced Property
- Two Spacious Bedrooms
- Modern Kitchen
- Chain Free
- Great For Investors or First-Time Buyers Alike
- Close to Local Amenities
- On Street Parking
- EPC Rating E

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Property Description

Dwell is pleased to present to the market this mid-terraced property, situated on Marley Terrace in Beeston. Briefly comprising a living room, kitchen, two bedrooms and a bathroom. This home is offered with immediate vacant possession and represents an ideal turn-key investment or first-time buyer home.

INTERIOR

Ground Floor (Leading to Cellar)

Upon entering, you're welcomed into a bright and comfortable living room, with the kitchen positioned seamlessly to your left. The living area features neutral grey flooring paired with crisp white walls - offering a fresh canvas, perfect for adding your own personal touch. The kitchen is finished with white wall and base units, complimented by contrasting worktops, an integrated oven and hob, and space to fit a washing machine.

The lower ground floor features a practical cellar. Providing great versatility, this space could easily be converted into a home gym, a dedicated hobby room, or utilised for extensive additional storage.

First Floor

The first floor hosts a spacious master bedroom, offering plenty of room for a king-size bed and additional storage, complete with freshly laid carpets. Serving this floor is the family bathroom, equipped with a clean three-piece suite, including a WC, hand basin, and a bath with an overhead shower.

Second Floor

On the second floor is a generously sized, attic-style double bedroom with plenty of space for a double bed and freestanding furniture. Stepping out onto the landing, you'll find a versatile area, serving as the ideal spot for a home office or reading nook.

EXTERIOR

This property features convenient on-street parking to the front and offers a fantastic opportunity in a convenient location, making a viewing essential to fully appreciate the space on offer.

Gallery



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Area Description and Map

Area Description

Tucked away in a residential pocket of Beeston, Marley Terrace enjoys a desirable and convenient location. This owes much of its appeal to its exceptional proximity to the city centre, located just two miles away. A short stroll leads to Dewsbury Road and local shopping centres, offering an excellent range of daily amenities. The area is fantastic for families, with several highly regarded primary and secondary schools within easy walking distance or a short drive. For commuters, frequent local bus services seamlessly connect you to the city, while the nearby Elland Road Park and Ride, and motorway links ensure effortless access to surrounding neighbourhoods.



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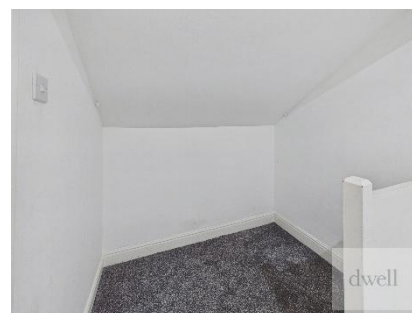
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Floor Plan - Total floor area

Floor Plan



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Energy Performance Rating

E