

Ledston Luck Villas, Kippax, LEEDS, LS25 7BU

Welcome to

Ledston Luck Villas, Kippax, LEEDS

This FOUR BEDROOM mid-terrace home spans THREE floors. The ground floor has a lounge, kitchen, AND dining room. The first floor offers two bedrooms and a house bathroom. Upstairs has two more bedrooms. FRONT AND REAR gardens, off-street parking, and a garage complete this FANTASTIC home!













Front Garden

Entrance Hall

Lounge

12' 11" x 13' 9" (3.94m x 4.19m)

Dining Room

13' 9" x 13' (4.19m x 3.96m)

Kitchen

17' 5" x 6' 4" (5.31m x 1.93m)

First Floor Landing

Bedroom One

13' x 9' 5" (3.96m x 2.87m) First Floor

Bedroom Two

12' 5" x 8' 6" (3.78m x 2.59m) First Floor

House Bathroom

Bedroom Three

6' 7" x 15' 5" (2.01m x 4.70m) Second Floor

Bedroom Four

8' 9" x 12' 2" (2.67m x 3.71m) Second Floor

Rear Garden





Welcome to

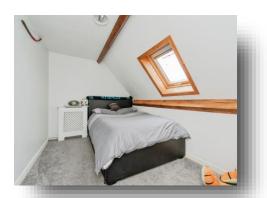
Ledston Luck Villas, Kippax, LEEDS

- **GUIDE PRICE £240,000 £250,000**
- Four-bed Mid Terrace
- Three Floor Property
- Front and Rear Gardens
- Off Street Parking

Tenure: Freehold EPC Rating: D Council Tax Band: B

Guide Price

£240,000 - £250,000



check out more properties at williamhbrown.co.uk







Please note the marker reflects the postcode not the actual property

Not for marketing purposes INTERNAL USE ONLY



Property Ref: CAF113529 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.