



Mail Close, Leeds LS15 8UG

welcome to

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William H Brown are proud to present to the market this SPACIOUS well maintained FOUR bedroom DETACHED house with GARAGE and DRIVEWAY for OFF-STREET PARKING for sale NOW!! Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This detached home is perfect for those looking for a spacious family home. To the ground floor, there is a welcoming spacious entrance hall giving access to the kitchen, dining room, lounge, utility room and downstairs W/C. To the first floor there is a landing providing access to four good size bedrooms and a family bathroom. Externally, to the front there is a large drive way providing off-street parking, and to the rear there is a garage and a lawned garden which is fully enclosed.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

Entrance Hall

Kitchen

10' 5" x 10' 9" (3.17m x 3.28m)

Dining Room

13' 6" x 8' 6" (4.11m x 2.59m)

Lounge

11' 9" x 14' 5" (3.58m x 4.39m)

Utility Room

8' 1" x 4' 6" (2.46m x 1.37m)

Downstairs W/C

Bedroom One

11' 5" x 10' 7" (3.48m x 3.23m)

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

Bedroom Three

8' 7" x 8' 5" (2.62m x 2.57m)

Bedroom Four

10' 5" x 8' 6" (3.17m x 2.59m)

Family Bathroom



view this property online williamhbrown.co.uk/Property/CGT109565



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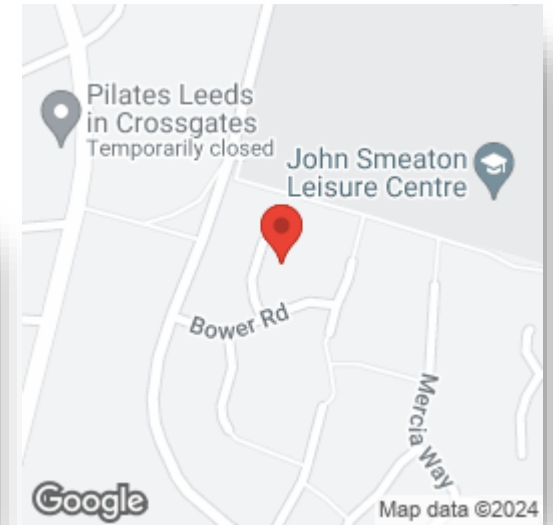
Mail Close, Leeds

- DETACHED HOUSE
- FOUR BEDROOMS
- LARGE DRIVE WAY
- GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

guide price

£345,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT109565



Property Ref:
CGT109565 - 0009

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.

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.



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