



**Baildon Place, Leeds LS14 2AT**

**welcome to**

**Baildon Place, Leeds**

William H Brown are proud to present to the market this TWO bedroom SEMI-DETACHED house for SALE now with FRONT garden and YARD to the REAR!!



William H Brown are proud to present to the market this TWO bedroom SEMI-DETACHED house for SALE now with GARDEN to the REAR and YARD to the front. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.

This accommodation comprises briefly on the ground floor a entrance hall leading to the lounge, kitchen, and staircase to the first floor. To the first floor there is a landing leading to two good size bedrooms and the family bathroom. Externally, there is a yard to the front and a flagged garden to the front.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

PLEASE NOTE- This property is a non-standard construction. Please seek financial advice before proceeding.

### **Lounge**

9' 8" x 15' 4" ( 2.95m x 4.67m )

### **Kitchen**

9' 5" x 16' 4" ( 2.87m x 4.98m )

### **Bedroom One**

14' 7" x 9' 5" ( 4.45m x 2.87m )

### **Bedroom Two**

9' 5" x 11' 1" ( 2.87m x 3.38m )

### **Shower Room**



**view this property online** [williamhbrown.co.uk/Property/CGT109372](http://williamhbrown.co.uk/Property/CGT109372)



welcome to

## Baildon Place, Leeds

- SEMI-DETACHED
- TWO BEDROOMS
- NEWLY RENOVATED SHOWER ROOM
- REAR FLAGGED GARDEN
- PERFECT FOR FIRST TIME BUYERS

Tenure: Freehold EPC Rating: E

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109372 - 0008

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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