



**Thornleigh Mount, Leeds LS9 8QW**



**welcome to**

**Thornleigh Mount, Leeds**

William H Brown are proud to present to the market this THREE bedroom MID-TERRACE house with YARD to the REAR for sale NOW, viewings are highly recommended to appreciate this property. Call us now on 0113 260 0945.



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This property comprises in brief on the ground floor of a lounge, kitchen/diner with door to the rear into the porch, staircase to the first floor. To the first floor, there is landing leading to three bedrooms and the family bathroom. Externally, this property benefits from a bricked yard to the rear.

LS9 is conveniently placed for commuters requiring access to the vibrant commercial centre of Leeds with Main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 link. The A64 offers routes north to the shopping centres available at Killingbeck, Seacroft and Crossgates.

### **Lounge**

10' 8" x 13' 4" ( 3.25m x 4.06m )

### **Kitchen/diner**

7' 1" x 15' 8" ( 2.16m x 4.78m )

### **Bedroom One**

10' 8" x 10' ( 3.25m x 3.05m )

### **Bedroom Two**

9' 9" x 8' 6" ( 2.97m x 2.59m )

### **Bedroom Three**

6' 3" x 5' 9" ( 1.91m x 1.75m )

### **Bathroom**



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welcome to

## Thornleigh Mount, Leeds

- MID-TERRACE
- THREE BEDROOMS
- KITCHEN/DINER
- YARD TO THE REAR
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS

Tenure: Freehold EPC Rating: C

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109668 - 0006

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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