



Paddock Close, Leeds LS25 1JA

welcome to

Paddock Close, Leeds

William H Brown are proud to present to the market this TWO bedroom SEMI-DETACHED bungalow with FRONT and REAR gardens and DRIVEWAY providing OFF-STREET parking for sale NOW. Viewings are highly recommended, call us now on 0113 260 0945.



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This semi-detached bungalow comprises in brief on the ground floor a welcoming entrance hall leading to the kitchen, lounge, two bedrooms; one with patio doors to the rear garden, bathroom. Externally, this property benefits from a low maintenance garden to the front and driveway providing off-street parking and to the rear there is a flagged garden perfect for summer time entertaining and a double garage with power.

LS25 is situated in Leeds, neighbour hoods such as Garforth, Kippax and Swillington. This postcode benefits from a mix of residential and commercial area, shops and local amenities. Great access to transportation, perfect for commuters.

Entrance Hallway

Kitchen

9' 7" x 9' 4" (2.92m x 2.84m)

Lounge

17' 4" x 10' 6" (5.28m x 3.20m)

Bedroom One

14' 6" x 10' 6" (4.42m x 3.20m)

Bedroom Two

11' 2" x 9' (3.40m x 2.74m)

Bathroom



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Paddock Close, Leeds

- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- OFF-STREET PARKING; DRIVEWAY
- FRONT AND REAR GARDENS
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109676 - 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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