



Barwick Road, Leeds LS15 8SW



welcome to

Barwick Road, Leeds

*****GUIDE PRICE £290,000-£300,000**** William H Brown are proud to present to the market this **THREE** bedroom **DETACHED** house with **GARAGE** and large **DRIVEWAY** for **OFF-STREET PARKING** for sale **NOW**.



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This property may be particular interested of those looking to renovate a house into a home and even investors looking for a renovation property. This property comprises in brief on the ground floor a welcoming entrance hallway leading to the lounge, kitchen with porch to the rear garden, dining room, downstairs W/C and staircase leading to the first floor. To the first floor there is a landing leading to three good size bedrooms and a bathroom. Externally, this property benefits from a spacious south facing rear garden with an abundance of picturesque natural scenery and a multi-purpose garage with power. To the front, there is a large driveway providing off-street parking and low maintenance front garden.

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 and the Springs at Thorpe Park which offers restaurants and a cinema. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Whitkirk & Colton.



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Entrance Hallway

Lounge

12' 7" x 13' 3" (3.84m x 4.04m)

Kitchen

11' 5" x 7' 7" (3.48m x 2.31m)

Dining Room

17' 8" x 10' 9" (5.38m x 3.28m)

Guest W/c

Bedroom One

12' 6" x 13' 3" (3.81m x 4.04m)

Bedroom Two

17' x 9' 2" (5.18m x 2.79m)

Bedroom Three

14' 3" x 9' 5" (4.34m x 2.87m)

Bathroom



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Barwick Road, Leeds

- DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/KITCHEN/DINING ROOM
- OFF-STREET PARKING; DRIVEWAY
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109723 - 0005

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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