



Ramshead Crescent, Leeds LS14 1PE



welcome to

Ramshead Crescent, Leeds

William H Brown are proud to present to the market this THREE bedroom MID-TERRACE house with FRONT and REAR gardens 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 an entrance hall leading to the lounge, kitchen/diner and staircase leading to the first floor. To the first floor, there is a landing leading to three bedrooms; one with fitted wardrobes and the family bathroom. Externally, this property benefits from lawn garden to the front and rear, to the rear there is a part paved area with stairs leading up to the rear door.

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. Within proximity to very good primary schools, Beechwood, Seacroft Grange Primary schools and good secondary schools Leeds East Academy and Roundhay High School.

Lounge

10' 4" x 15' 9" (3.15m x 4.80m)

Kitchen

15' x 10' 4" (4.57m x 3.15m)

Bedroom One

8' 8" x 13' 4" (2.64m x 4.06m)

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

Bedroom Three

9' 6" x 6' (2.90m x 1.83m)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT109710



welcome to

Ramshead Crescent, Leeds

- MID-TERRACE HOUSE
- THREE BEDROOMS; ONE WITH FITTED WARDROBES
- OPEN PLAN KITCHEN DINER
- WELL MAINTAINED THROUGHOUT
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT109710](https://www.williamhbrown.co.uk/Property/CGT109710)



Property Ref:
CGT109710 - 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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