



Brayton Close, Leeds LS14 5AU



welcome to

Brayton Close, Leeds

William H Brown are proud to present to the market this THREE bedroom SEMI-DETACHED house with FRONT and REAR gardens and a VERSATILE OUTBUILDING 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 welcoming entrance hall way giving access to the kitchen/dining room, lounge and staircase to the first floor. To the first floor there is a landing leading to three bedrooms and the bathroom. Externally, this property benefits from a low maintenance garden to the front which is fully enclosed, and to the rear there is a south-west facing flagged rear garden with an versatile outbuilding and decked area perfect for summertime entertaining. A real highlight of the rear garden is the outbuilding which has electrics throughout and is currently been used by current owners as a home bar.

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

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.

Entrance Hall

Lounge

11' x 12' 8" (3.35m x 3.86m)

Kitchen/Dining Room

22' 1" x 8' 8" (6.73m x 2.64m)

Bedroom One

9' 4" x 13' 1" (2.84m x 3.99m)

Bedroom Two

10' x 12' 2" (3.05m x 3.71m)

Bedroom Three

10' 2" x 8' 7" (3.10m x 2.62m)

Bathroom



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Brayton Close, Leeds

- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- VERSATILE OUTBUILDING; HOME BAR
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

offers over

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109825 - 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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