



Woodland Chase, Leeds LS14 1FS

welcome to

Woodland Chase, Leeds

William H Brown are proud to present to the market this FOUR bedroom DETACHED house for sale now with KITCHEN/DINER, LOUNGE, UTILITY ROOM, GUEST W/C, DOUBLE GARAGE AND OFF-STREET PARKING. This property is perfect for those looking to up-size until a READY TO MOVE into family home.



NO CHAINThis beautiful and modernised house is designed to exceptional quality throughout, with no work need this property will be of great interest those looking for a family home that is ready to move in without renovations.

This property comprises on the ground floor of a entrance hallway leading to the lounge, kitchen/diner, utility room, guest W/C and staircase to the first floor. To the first floor, there is a landing leading to four bedrooms; one with en-suite, and the house bathroom. Externally, this property benefits from a large double garage to the side and driveway to the front providing off-street parking and a lawn garden to the side. To the rear, there is a fully enclosed low maintenance rear garden which is part lawn and part flagged, perfect patio area for summertime entertaining.

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.

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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Ground Floor

Entrance Hall

Lounge

16' 4" x 11' 8" (4.98m x 3.56m)

Kitchen/Diner

25' 1" x 12' 8" (7.65m x 3.86m)

Utility Room

Guest W/C

First Floor

Bedroom One; En-Suite

11' 7" x 13' 9" (3.53m x 4.19m)

Bedroom Two

13' 3" x 9' 2" (4.04m x 2.79m)

Bedroom Three

11' 6" x 9' 5" (3.51m x 2.87m)

Bedroom Four

7' 5" x 9' 1" (2.26m x 2.77m)

Bathroom



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- DETACHED FAMILY HOME
- FOUR BEDROOMS; ONE-SUITE
- KITCHEN/DINER, UTILITY ROOM. LOUNGE, GUEST W/C,
- OFF-STREET PARKING; DRIVEWAY AND DOUBLE GARAGE
- GARDENS TO THE FRONT AND REAR

Tenure: Freehold EPC Rating: B

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109828 - 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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